

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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March 26, 2015

TO: All Design Review Board Members

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)
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SUBJECT: **Scott's Seafood Restaurant, Jack London Square, Oakland, Alameda County**
(For Board consideration on April 6, 2015, Second Pre-Application Review)

Project Summary

Applicants. Scott's Jack London Seafood Inc. and the Port of Oakland.

Project Representatives. Liz Gallagher with Scott's Jack London Seafood Inc.; Steve Hanson, Consultant for Scott's; Adrienne Wong, AWA Inc.; and Richard Sinkoff, Director of Environmental Planning, Port of Oakland.

Project Status. The Commission will likely hold a public hearing and vote on the project sometime in 2015. This will be the Design Review Board's second review of the currently proposed pavilion project and first review of the proposed associated public access enhancements.

Project Site. Scott's Restaurant operates in an approximately 20,000-square-foot building located at the edge of San Francisco Bay between Broadway and Franklin Street within the Jack London Square development. Scott's main entrance is located at the foot of Broadway. In addition to a large dining room, Scott's has seven private event spaces, six of which are located within the building. The seventh and largest private event space, known as the pavilion, is located outside of the building within the Franklin Street plaza in a BCDC-required public access area. The pavilion is an L-shaped structure that is 40 feet high. It is supported by two groupings of four steel posts in the center of the pavilion, giving it a freestanding and open feeling. It is near, but not abutting, the adjacent restaurant building. Guests attending an event in the pavilion enter from Franklin Street through an east-facing doorway.

Existing BCDC Public Access Requirements. On March 6, 1986, the Commission issued BCDC Permit No. 1985.019 to the Port of Oakland for commercial and recreational development along a six-block-long section of waterfront property between Jefferson and Harrison Streets. This permit required the entire Franklin Street Plaza between Water Street and San Francisco Bay to become an approximately 20,000-square-foot public access plaza.

On February 13, 1996, Scott's Jack London Seafood Inc. was added as a permittee as part of Amendment No. Eight to the permit, which authorized the construction of the 4,400-square-foot pavilion on the western edge of this plaza. On July 8, 1997, the Commission split this permit into two permits. BCDC Permit 1985.019A covers all of Jack London Square except Scott's Seafood Restaurant and BCDC Permit No. 1985.019B covers only Scott's Seafood Restaurant and the adjacent pavilion.

BCDC Permit No. 1985.019B ("the Scott's permit") authorizes the construction, use and maintenance of a 4,400-square-foot pavilion for shared public and private use at a ratio of 80 percent public use (292 days/year) and 20 percent private use (73 days/year). The current permit allows Scott's to enclose the public pavilion with fabric panels during private events. Scott's is required to provide public access signage, tables and chairs within the pavilion when in public use.

The permit's findings state "[t]he proposed pavilion will be situated to provide an unobstructed 34-foot-wide view corridor from Water Street to the estuary approximately 80 percent of the time when the facility is open for public use. The existing view corridor width through this plaza is approximately 57 feet wide. The authorized pavilion design will maintain an 18-foot-wide view corridor through the plaza to the shoreline during private events. Special Condition II-B-5 requires installation of...café seating to furnish the pavilion, enhancing its utility to the public for daily use." The findings also state, "[t]he Commission finds that the public access improvements sufficiently offset the potential for the pavilion to privatize the existing plaza and that these enhancements will improve overall the public's use and enjoyment of the existing plaza so that the net effect of the project, given the periodic unavailability of the plaza, will result in an overall enhancement of the public access....The Commission finds that the private use is incidental to the public access use, is in keeping with the character of the area and will not unduly obstruct public access to and enjoyment of the Bay."

Revised Proposed Project. Scott's proposed project is located entirely within BCDC-required public access and replaces the existing canvas tent enclosure with a new enclosure consisting of three components: (1) partially retractable wall panels; (2) planters placed on the exterior side of the pavilion; and (3) a storage area and breezeway.

1. **Partially Retractable Wall Panels.** Scott's Restaurant proposes to replace the fabric panels used to enclose the pavilion with 44 five-foot-wide by 15-foot-tall moveable wall panels and two fixed wall panels that are 30 feet long and nearly 15 feet long, respectively. The panels are powder-coated aluminum frames with translucent insulated material that permits light admittance during the day and produces a glow in the evening when lit from within. The wall panels hang from a track within the pavilion soffit and may be rolled into place. When not in use, the wall panels retract into two locations on the north and west sides of the pavilion, where they are stored in a stacked arrangement adjacent to the fixed wall panels. *This wall panel system is almost entirely constructed and in place.*
2. **Planters.** Scott's proposes to place 16 planters around the perimeter of the L-shaped pavilion to protect the wall panels from damage by delivery vehicles when the pavilion walls are in place. Each planter would occupy 4.7 square feet, for a total of 75.2 square feet. When the pavilion is in public use, some of the planters would be stored adjacent to the north fixed wall panels and some would be stored in the Port's public access area south of the storage unit. *The planters have been constructed and are intermittently in place.*

3. **Storage Area and Breezeway.** Scott's proposes to enclose a portion of the area between the restaurant and the pavilion with a storage area and breezeway. The storage area occupies 255 square feet of public access and is used to store furniture and equipment. The breezeway encloses a 122-square-foot area that was previously open but not part of the required public access. The breezeway wall would improve security, reduce ambient sound, and keep the noise, weather, dust, and dirt originating from the delivery and service driveway out of the breezeway area during private pavilion events. *The storage area and breezeway wall have already been constructed and are in place.*

Enforcement Action. The proposed project has been almost entirely constructed and installed in advance of obtaining the necessary BCDC permit amendments and plan review and approval. Nevertheless, the Board must review the project as if it were not in place even though it will view photos and renderings of existing yet unauthorized construction.

Scott's introduced this project to staff as one that would benefit the public as well as Scott's. Based on the original project description, staff advised Scott's that it could likely authorize the conversion of the pavilion enclosure system from canvas walls to retractable panels via plan review and approval. However, prior to obtaining plan review and approval, Scott's commenced and nearly completed construction of its wall panel system. As Scott's further designed and built its project, staff learned that the wall panel system involved more improvements than Scott's had initially envisioned and that a substantial portion of the improvements would be permanently located in required public access areas or impact pedestrian circulation and views of the Bay. During a site visit at Scott's, staff also realized that the storage area was not in fact authorized. The preliminary design thoughts included the wall panels and one fixed doorway on the east side. BCDC staff discouraged placement of the fixed walls and doorway and explained that an amendment would be needed to authorize these desired additions. Later, staff learned about the additional doors and planters that are requested by Scott's.

Prior Board Review on February 10, 2014. The Board's summary and conclusions from its first review of the pavilion project on February 10, 2014 are listed below. Following each bullet point is an italicized explanation summarizing how the applicants have responded.

1. The Board discussed the proposed changes and stated that both physical and visual access have been compromised by these modifications and cause the pavilion to feel more private.

Applicants' Response: *The applicants have made some project revisions to address negative impacts to physical and visual access by replacing the permanent metal entry doorway with retractable wall panels and by shortening the length of the north wall from 40 to 30 feet.*

2. The Board determined that the permanent door structure on the east side of the pavilion should be removed from the proposal, in part, because it makes the public space feel private and creates a physical and visual obstruction.

Applicants' Response: *The applicants are proposing to remove the permanent door structure currently in place on the east side of the pavilion. In order to provide the required exits on this side of the pavilion, they will instead install four additional movable wall panels that will have windows and exit doors inset within them.*

3. One Board member recommended that alternate means of enclosing the pavilion (such as an accordion wall or roll-up approach) be investigated to reduce physical and visual obstructions from the enclosure while in both public and private use mode.

Applicants' Response: *The applicants are choosing to keep the movable wall panel system that has already been installed.*

4. The Board recommended that open views be maintained through the pavilion towards the Bay. A variety of opinions regarding ways to accomplish this were expressed. Some Board members stated that all permanent structures along the north wall should be removed. Others stated that the proposed wall and stacked panels on the north side of the pavilion should be shortened so that they do not extend beyond the corner of the California Canoe & Kayak building where it angles north. One Board member stated that a wall on the north side might provide some benefit by screening the service functions that occur north of it.

Applicants' Response: *The applicants are proposing to shorten the length of the stacked panels on the north side of the pavilion from 40 to 30 feet so they will not extend beyond the corner of the California Canoe & Kayak building.*

5. The Board agreed that the storage area and wall extensions on the west side of the pavilion block public access in this required public access area and instead represent an extension of Scott's Restaurant.

Applicants' Response: *The applicants have submitted an amendment request seeking after-the-fact authorization for these elements.*

6. The Board agreed that greater efforts should be made with the placement of site furniture, signage and possibly food carts to attract people to use the pavilion when it is available for public use. Providing similar site furnishings both within and outside of the pavilion was recommended as an approach to be considered to decrease its private appearance and draw the public into it.

Applicants' Response: *The applicants have developed two alternative designs for public access enhancements. These designs include additional site furniture, paving enhancements, landscaping, kinetic sculptures, lighting improvements and a potential coffee cart.*

7. The Board stated that the pavilion walls should be more transparent to allow for greater visibility into the pavilion when it is in private use mode.

Applicants' Response: *The applicants are choosing to retain the materials set within the movable wall panel system that has already been constructed. Most of the panels have a translucent material within them that allows for light transmittal but is not see-through in nature. Some of the panels on the south side (facing the waterfront) have glass windows within them. The two new panels proposed to replace the fixed door structure on the east side will have two glass windows and two glass doors.*

8. The Board questioned the practicality of moving the steel planters in and out of place and recommended against using them. Some Board members stated that the planters would create an unwanted barrier in this area. One Board member questioned whether it is appropriate to include planters within the context of this wharf setting.

Applicants' Response: *The applicants continue to propose the placement of the steel planters around the pavilion perimeter in order to protect the wall panel system from being hit by trucks. The proposal includes moving the planters each time the pavilion converts from private use to public access, and storing some of the planters in the delivery area shared with California Canoe & Kayak and storing the remainder of the planters in the Port's public access area between the east wall of the restaurant and the pavilion.*

9. One Board member asked for more information regarding the exiting requirements for the restaurant and how this is being handled. The Board member specifically asked whether one of the required exits for the restaurant is the door that opens into the pavilion and, if so, how this is addressed under code requirements when the pavilion is in private use mode.

Applicants' Response: *Communication between the applicants, City of Oakland staff and BCDC staff has confirmed that the exiting requirements are being met with the proposal.*

10. The Board requested a second review, following revisions based on their recommendations.

Applicants' Response: *The applicants agreed to return to the Board for an additional review.*

Design Review Issues. Staff requests that the Board consider the following issues in reviewing the proposed project:

1. **Fixed Wall Panels.** The Board should consider whether the following proposed additions ***within the perimeter of the pavilion structure*** would detract from the public's ability to use and enjoy the public access area required by BCDC Permit No. 1985.019.011B, including consideration of pedestrian circulation and views to the Bay, when the pavilion is available for public use 80 percent of the year:
 - a. **Fixed panel walls on north side of pavilion.** The former canvas fabric panels took many hours to install and dismantle and required the use of mechanical ladders. The new wall panels are more easily changed from an open to a closed position, thereby reducing the set-up and take-down time for private events. The currently proposed length of the fixed wall panel on the north side of the pavilion is 30 feet. The Board should consider whether the 30-foot-long fixed wall panel would cause any adverse impacts to the existing required public access and views.
 - b. **Fixed panel walls and permanent door on west side of pavilion.** The former canvas fabric panels were entirely removed when the pavilion was in public use. The new wall panel system, storage area/stage and breezeway together convert approximately 65 feet of the western edge of the pavilion from open to enclosed when the pavilion is in public use. The Board should consider whether this construction minimizes any adverse impacts to the existing required public access and views.

2. **Planters, Storage Area and Breezeway.** The Board should consider whether the following proposed additions *adjacent to the pavilion structure* would detract from the public's ability to use and enjoy the public access area required by BCDC Permit No. 1985.019.021A, including consideration of pedestrian circulation and views to the Bay, both when the pavilion is in use for private events and when it is open to the public:
 - a. **Storage area, stage features and breezeway located on the west side of the pavilion next to the restaurant building.** When the pavilion is in private use, BCDC staff has observed that Scott's stores its public furniture in the public access area rather than in the storage area. The Board should consider whether it is appropriate to allow conversion of a public access area to private use unless, for example, its use is limited to storage of the public seating and tables; and
 - b. **Sixteen metal planters placed around the perimeter of the pavilion structure.** The Board should consider whether the proposed planters are the most effective, aesthetic and least intrusive means of protecting the wall panels and whether it is appropriate to store the planters in the delivery area and south of the storage area.
3. **Proposed Public Access Enhancements.** Scott's has developed two alternative designs for public access enhancements. These designs include additional site furniture, paving enhancements, landscaping, kinetic sculptures, lighting improvements and a potential coffee cart.
 - a. **Site Furniture:** Scott's proposes to add two stackable metal loveseats within the pavilion during public use. These would be placed in addition to the 15 aluminum tables and 36 aluminum armchairs that Scott's has already acquired.
 - b. **Paving Enhancements:** The two design alternatives provide various ideas for paving enhancements. Option A includes new patterns of colored interlocking unit pavers, while Option B includes both a new paver design as well as an area of decomposed granite paving.
 - c. **Landscaping:** The proposals include additional trees, hanging flower baskets and a "green screen" in front of the utility cabinet and garbage area at Kincaid's Restaurant.
 - d. **Kinetic Sculptures:** Each design alternative includes two kinetic sculptures that would interact with the wind and help to draw the public towards the shoreline edge.
 - e. **Lighting and Sound Improvements:** The current incandescent lighting would be replaced with multi-color LED lighting that could be used both during the day and at night. The lighting could wash the translucent walls with a colored glow when in private use and also be used to increase the brightness of the area on cloudy days and at night. If desired, the sound system used for private events could be activated during public use times to provide background music.
 - f. **Coffee Cart:** Scott's proposes to include a coffee cart within the pavilion during public use if this is found to be economically viable.

The Board should consider whether the proposed public access improvements adequately offset any adverse impacts of this proposed project to existing required public access:

1. When the pavilion is in private use, it is difficult for the public to see the Bay. As such, do these improvements sufficiently draw the public around the pavilion to the shoreline?
2. What other improvements / amenities could be installed to draw the public through the Franklin Street Plaza to the shoreline?
3. Because the space is used privately periodically, the public may assume it is Scott's private space even when in public access mode. When the pavilion is in public use, do these improvements make the space appear and feel public and like it is part of the Franklin Street Plaza?
4. Finally, should the storage location for all of the moveable public access improvements, both existing and proposed, be identified so that the tables, chairs, signs and a possible coffee cart are not stored in the Port's public access areas when the pavilion is in private use?

**Scott's Restaurant
Jack London Square
Public Pavilion Modifications and
Public Access Enhancements**



BCDC Design Review Board Meeting

April 6, 2015

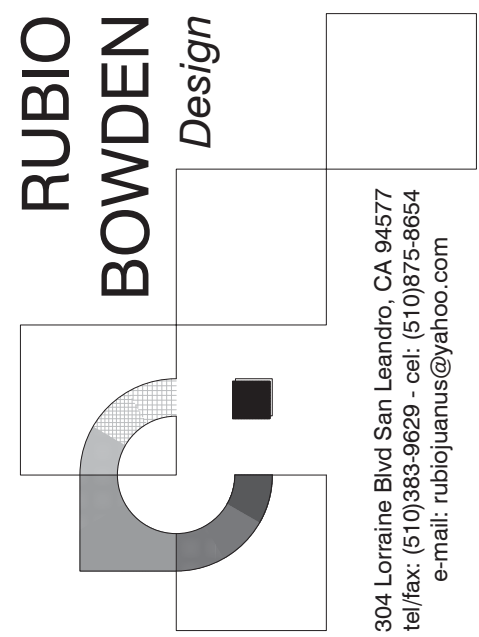
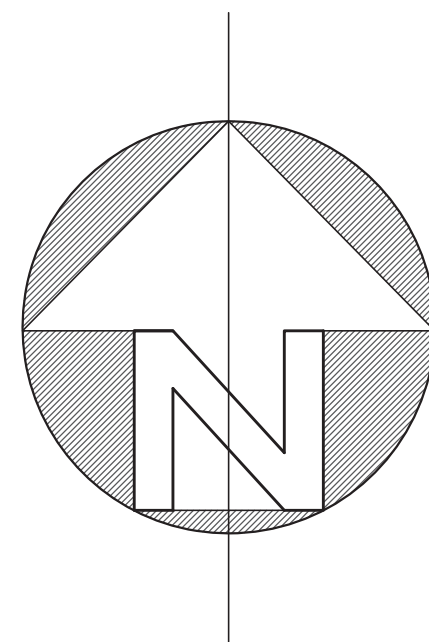
Contents

Tab	Description
A	11” x 17” Pavilion Plans
B	View Photos Plaza Area
C	Plaza Design Concepts (alternative L -1.0 A and L -1.0 B)

PUBLIC PAVILION

Jack London Square
Oakland, California

Material Amendment Request for Permanent
Outdoor Structures at Scott's Jack London
Seafood Restaurant



REGIONAL MAP



VICINITY MAP



SCOPE OF WORK

The items included in this amendment application are divided in two(2) groups in accordance with the permits previously submitted as follows:

- A. BCDC Permit Application No 1985.019.021A
- B. BCDC Permit Application No 1985.019.011B

MATERIAL AMENDMENT SCHEDULE

BCDC Permit Application No 1985.019.021A

ITEM	DESCRIPTION	STATUS
A-I	255 SQ.FT. STORAGE, ATTACHED TO SCOTT'S RESTAURANT EASTERN WALL. SEE ENLARGED PLAN 1/A.3.1	EXISTING / CONSTRUCTED / IN PLACE. NON-AUTHORIZED
A-II	122 SQ.FT. BREEZEWAY AREA BETWEEN SCOTT'S RESTAURANT AND PAVILION. SEE ENLARGED PLAN 1/A.3.1	PENDING CONSTRUCTION OF ITS NORTHERN WALL & DOOR
A-III	16- 42"Wx30D"x16H METAL PLANTER BOXES (SEE A.1.1, A.1.2, A.2 AND A.3.2)	NOT EXISTING (PROPOSED)

BCDC Permit Application No 1985.019.011B

ITEM	DESCRIPTION	STATUS
B-I	30" FEET LONG NON-RETRACTABLE PANELS WALL AT THE NORTHERN SIDE OF PAVILLION WITH DOUBLE SWING SERVICE DOOR	EXISTING / CONSTRUCTED / IN PLACE. NON-PROPOSED
B-II	RETRACTABLE ALUMINUM PANELS WITH SWINGING METAL FRAME GLASS DOORS	PROPOSED (NON AUTHORIZED) 2
B-III	APPROX. 10 FEET LONG RETRACTABLE PANELS AT THE WESTERN SIDE OF PAVILLION (SOUTH OF THE STORAGE AREA) SEE 3/A.2	PROPOSED (NON AUTHORIZED)
B-IV	METAL FRAME GLASS DOOR IN THE WESTERN PAVILLION WALL (SOUTH OF THE STORAGE AREA)	PROPOSED (NON AUTHORIZED)
B-V	ROLL-UP DOOR, WOOD CURTAINS AND AWNING IN THE WESTERN PAVILLION WALL (STORAGE EASTERN SIDE)	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
B-VI	14'-10" LONG NON RETRACTABLE PANELS WALL AT THE WESTERN SIDE OF PAVILLION (NORTH OF STORAGE AREA) - SEE 3/A.2	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
B-VII	ILLUMINATED EXIT SIGN NEAR THE METAL DOOR FRAMES	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
B-VIII	RETRACTABLE PANELS ALL AROUND PAVILLION PERIMETER	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED

KEY

	EXISTING - AUTHORIZED
	EXISTING - NOT AUTHORIZED
	PROPOSED - NOT AUTHORIZED

DRAWING INDEX

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A.1.2	PAVILION FLOOR PLAN		ELEVATIONS
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A.1.3	TABLE LAYOUT PLAN		ELEVATION
A.1.4	ROOF PLAN 2	A.3.2	SECTION

PROJECT TEAM

Presented by:
Steven Hanson, Consultant,
Scott's Seafood Restaurants
Steve Fagalde, President,
Scott's Seafood Restaurants
Prepared by:
Juan Rubio
RUBIO BOWDEN DESIGN

JOB N° :	00152
DATE :	11/20/2013
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC

VICINITY MAP

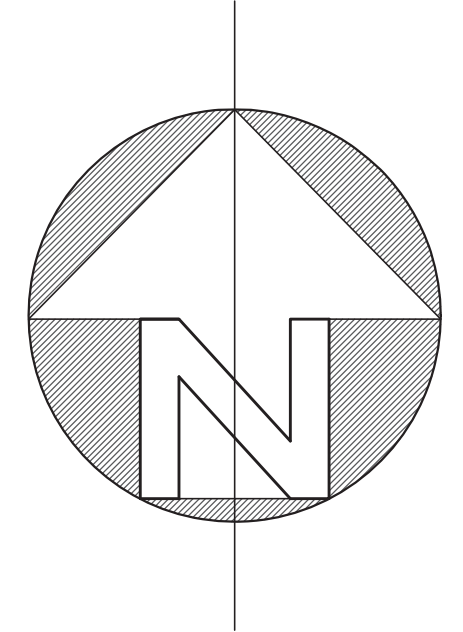
PROJECT DATA

SCOPE OF WORK

SCALE: AS NOTED

SHEET NUMBER:

A.0.1



PAVILION

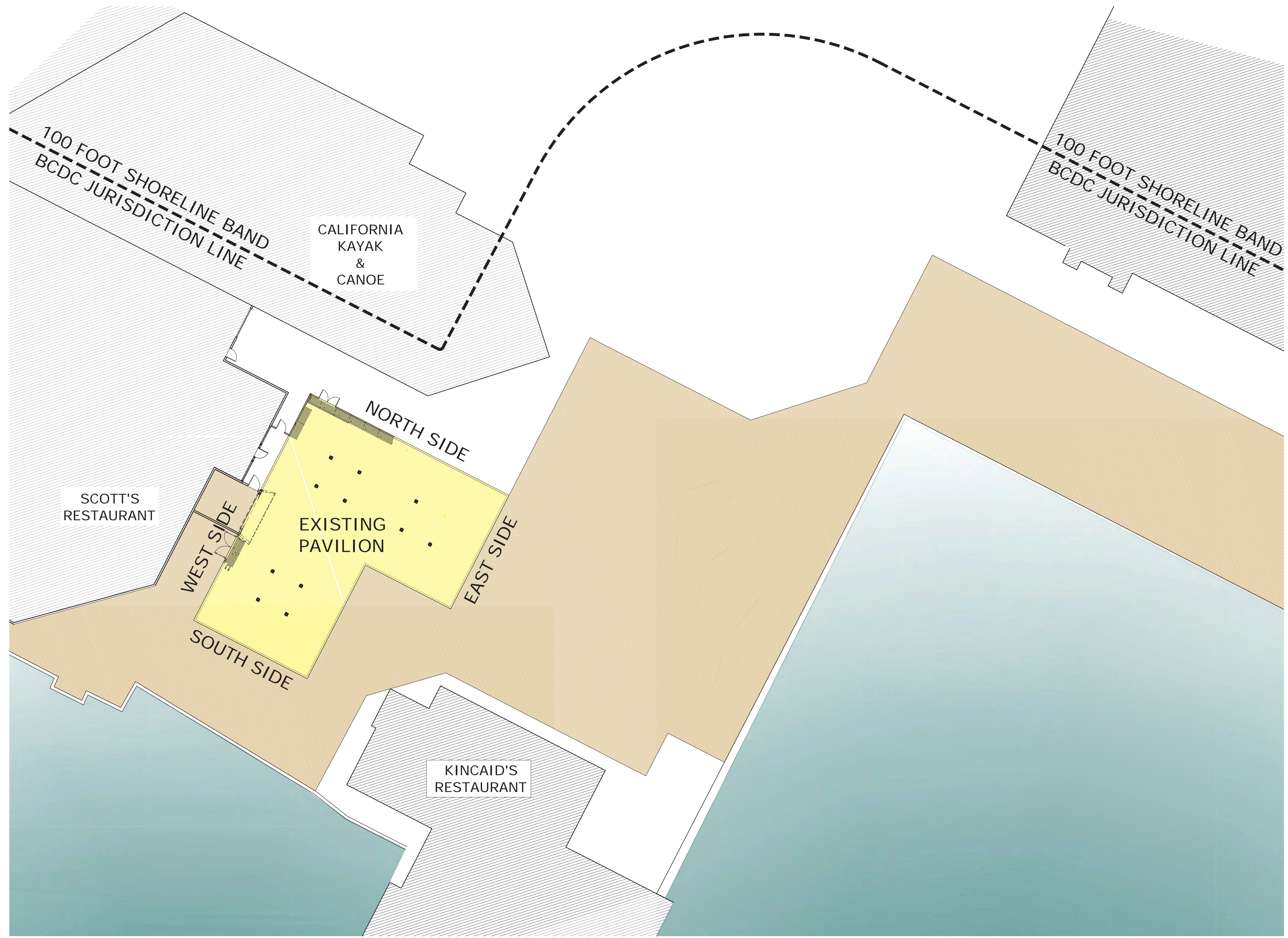
JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC

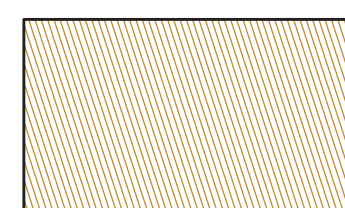
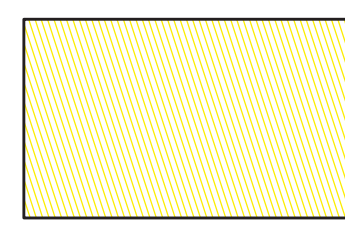
PUBLIC ACCESS
PLAN

SCALE: AS NOTED

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A.0.2



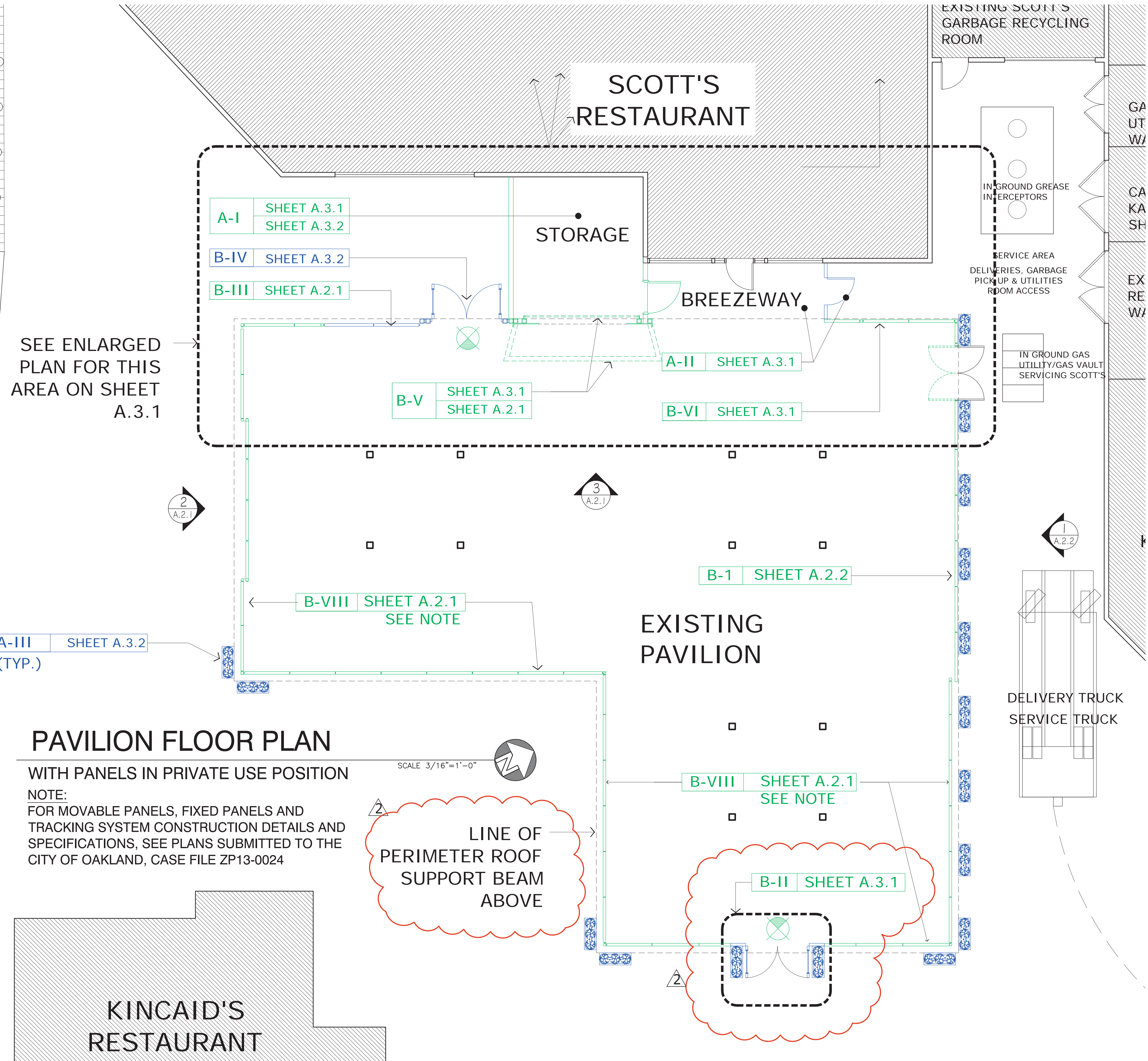
LEGEND

-  Public Access required by BCDC Permit No. 1985.019.021A
-  Public Access required by BCDC Permit No. 1985.019.011B

PUBLIC ACCESS PLAN

scale: $\frac{1}{16}$ " = 1'-0"

OAKLAND
ESTUARY



PAVILION FLOOR PLAN

WITH PANELS IN PRIVATE USE POSITION

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND
TRACKING SYSTEM CONSTRUCTION DETAILS AND
SPECIFICATIONS, SEE PLANS SUBMITTED TO THE
CITY OF OAKLAND, CASE FILE ZP13-0024

SCALE 3/16"=1'-0"

LINE OF
PERIMETER ROOF
SUPPORT BEAM
ABOVE

KINCAID'S
RESTAURANT

PAVILION JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC

PAVILION FLOOR PLAN

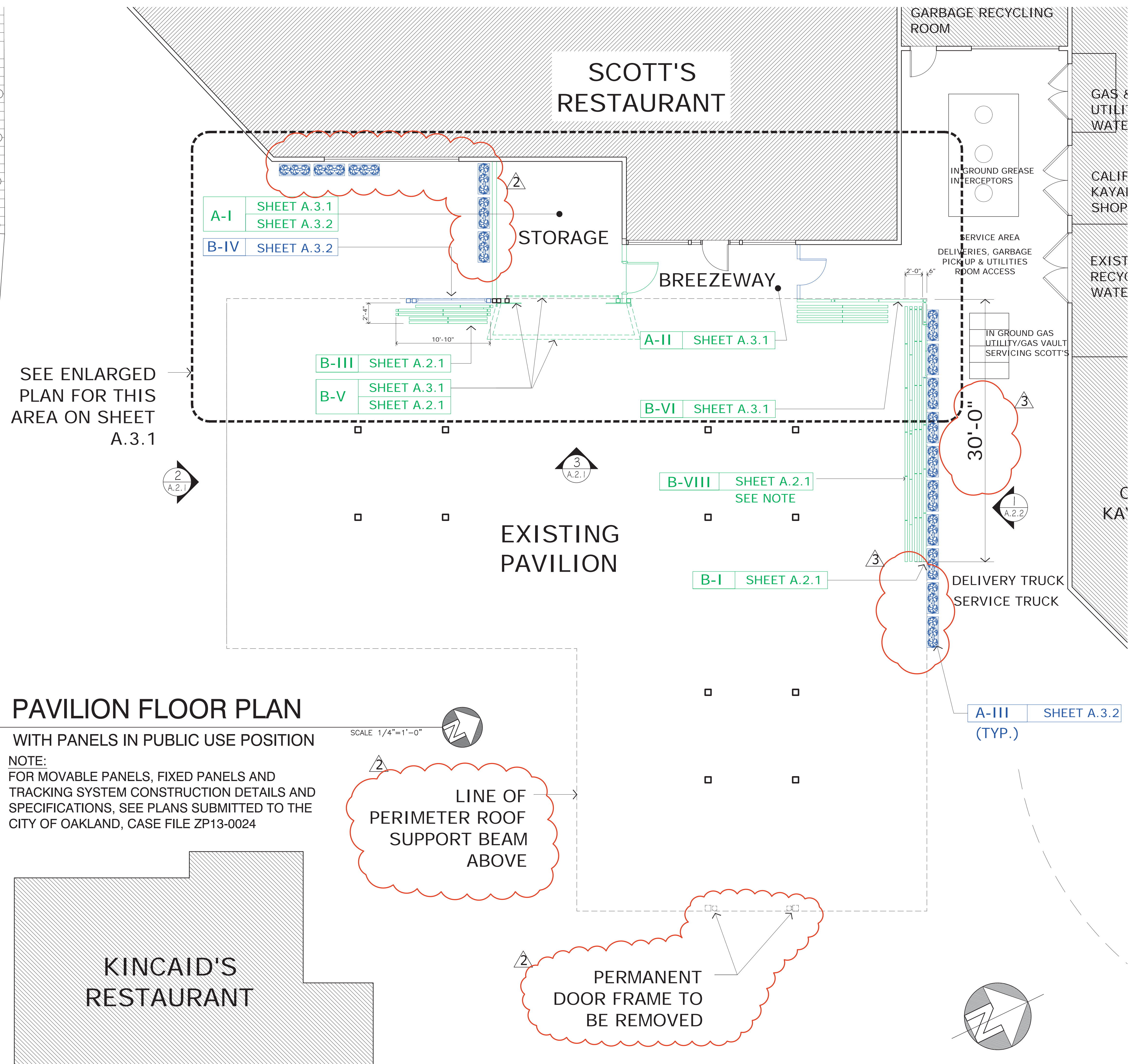
WITH PANELS IN
PRIVATE USE
POSITION

SCALE: AS NOTED

SHEET NUMBER:

A.1.1

OAKLAND
ESTUARY



PAVILION FLOOR PLAN

WITH PANELS IN PUBLIC USE POSITION

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND
TRACKING SYSTEM CONSTRUCTION DETAILS AND
SPECIFICATIONS, SEE PLANS SUBMITTED TO THE
CITY OF OAKLAND, CASE FILE ZP13-0024

KINCAID'S
RESTAURANT

PERMANENT
DOOR FRAME TO
BE REMOVED

LINE OF
PERIMETER ROOF
SUPPORT BEAM
ABOVE

PAVILION JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC
03/24/2015	BCDC

PAVILION FLOOR PLAN

WITH PANELS IN
PUBLIC USE
POSITION

SCALE: AS NOTED

SHEET NUMBER:

A.1.2

OAKLAND
ESTUARY

SCOTT'S
RESTAURANT



OUTDOOR
ALUMINUM ARM
CHAIR (TYP)-35
TOTAL

32" DIA.
"EMUAMERICAS
DIAMETER KISS SOLID
TOP TABLE (TYP)-15
TOTAL



EXISTING
PAVILION

PAVILION PLAN VIEW - TABLE LAYOUT

WITH PANELS IN PUBLIC USE POSITION

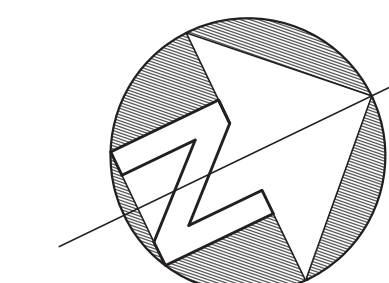
SCALE 1/4"=1'-0"



LINE OF PERIMETER
ROOF SUPPORT
BEAM ABOVE

PERMANENT
DOOR FRAME TO
BE REMOVED

KINCAID'S
RESTAURANT



30'-0"

DELIVERY TRUCK
SERVICE TRUCK

IN GROUND GREASE
INTERCEPTORS

SERVICE AREA
DELIVERIES, GARBAGE
PICK UP & UTILITIES
ROOM ACCESS

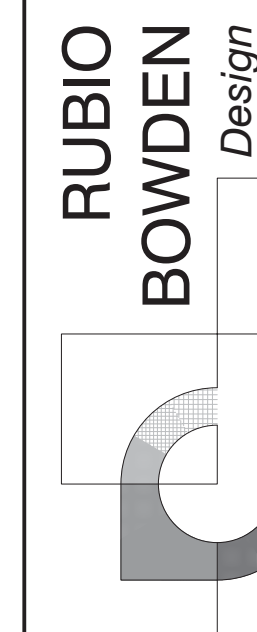
IN GROUND GAS
UTILITY/GAS VAULT
SERVICING SCOTT'S

GAS &
UTILI
WATE

CALIF
KAYAK
SHOP

EXIST
RECYC
WATE

KA



RUBIO
BOWDEN
Design

304 Loma Ave San Leandro, CA 94577
Tel: (925) 434-1111 Fax: (925) 434-1111
Email: rubio@rubio.com

PAVILION
JACK LONDON SQUARE

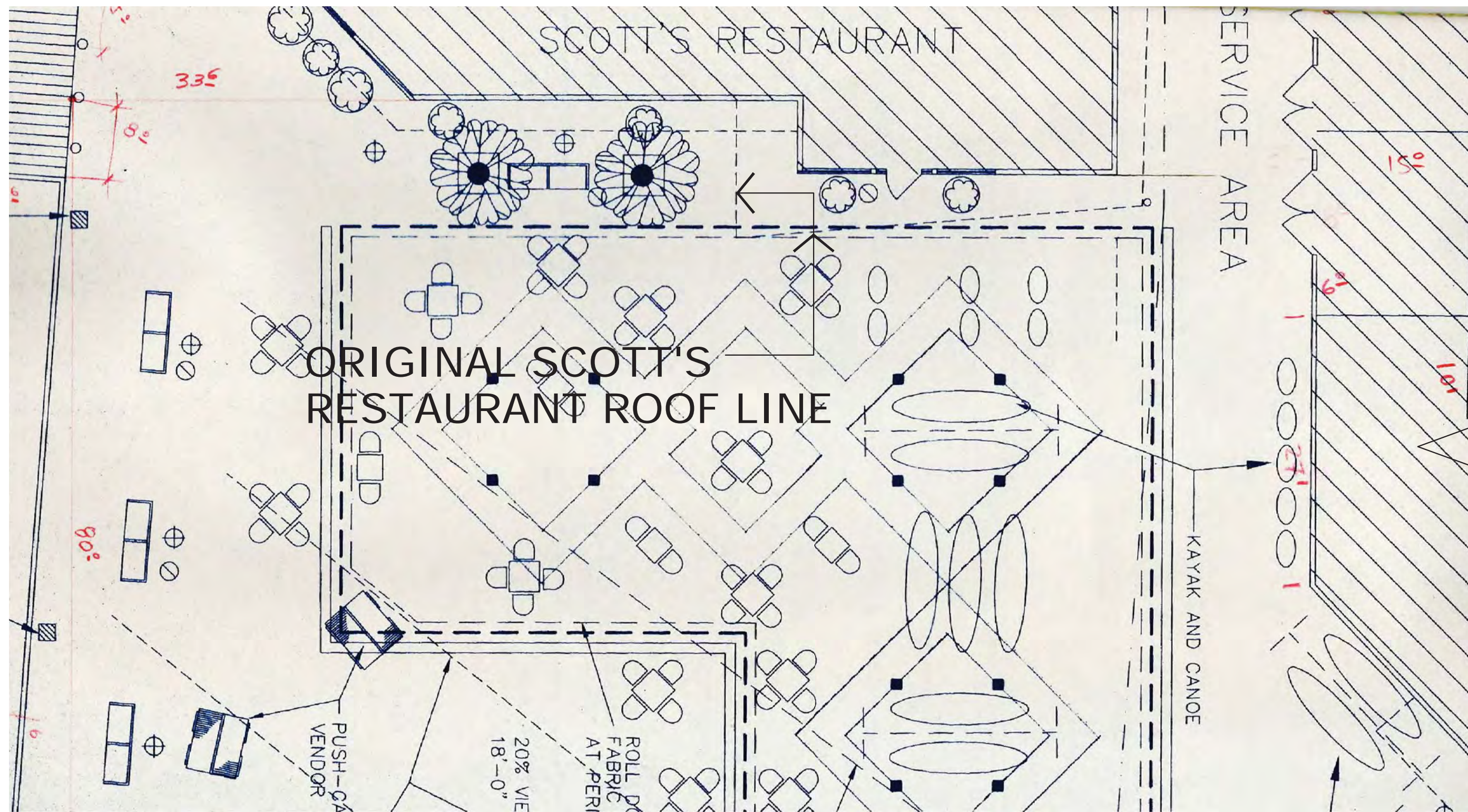
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DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC
03/24/2015	BCDC

PAVILION FLOOR
PLAN
TABLE
LAYOUT

SCALE: AS NOTED

SHEET NUMBER:

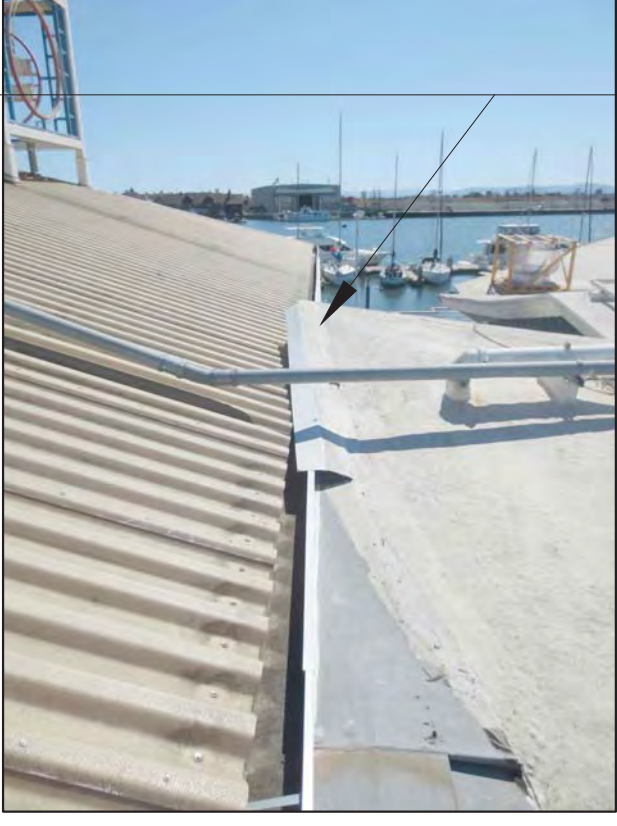
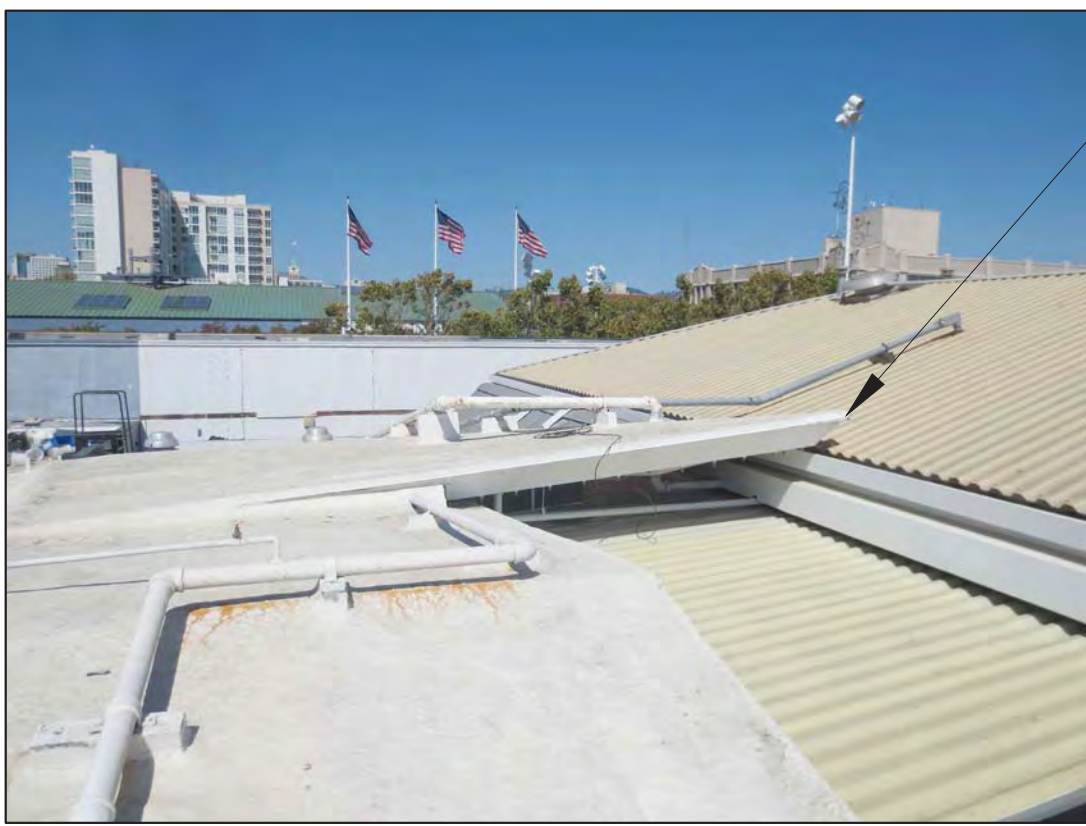
A.1.3



LICENSED ARCHITECT
 SAMUEL KWONG
 NO. C-14679
 EXP. 6/30/97
Samuel Kwong

No.	Revision	By
1	BCDC COMMENTS	SK
2	7/2/95	SK

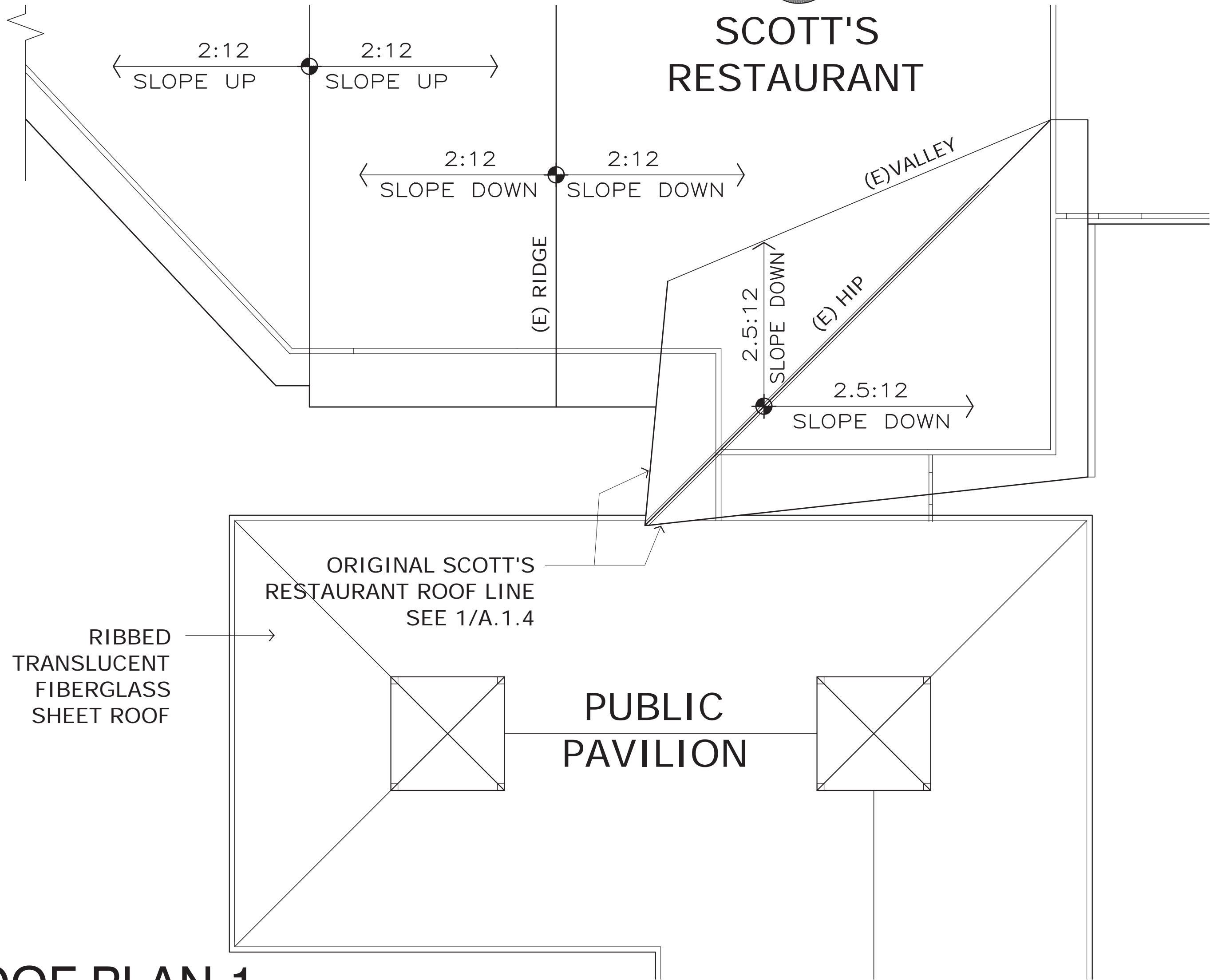
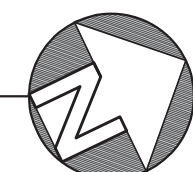
Job No. 9427E Date 1/16/98
 Drawn SK
 Checked by SK
 Sheet Title
**SITE PLAN
 TOWER SECTION &
 DIMENSION PLAN**



ORIGINAL SCOTT'S
 RESTAURANT ROOF.
 SEE 1
A.1.4

1 APPROVED BCDC SITE PLAN

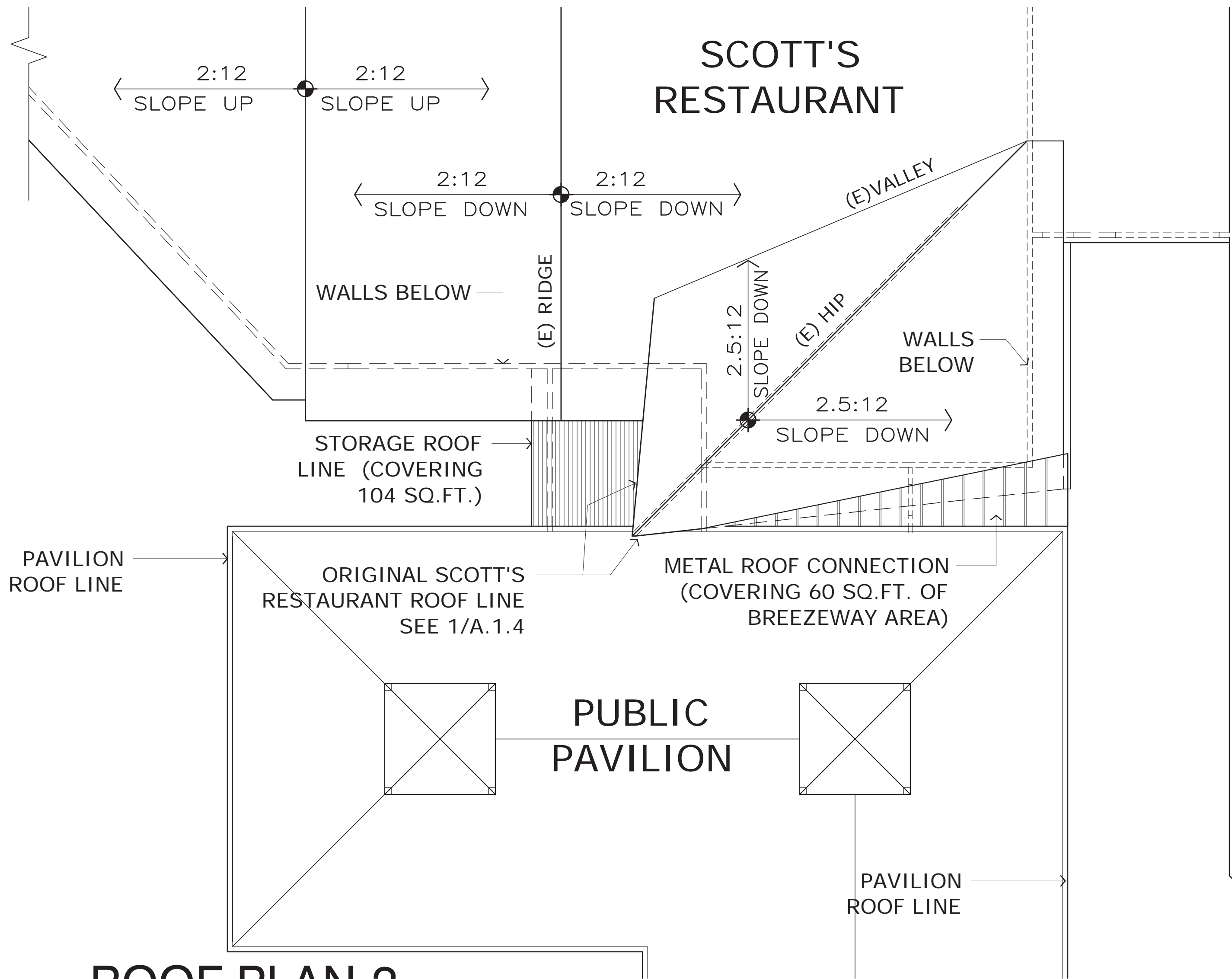
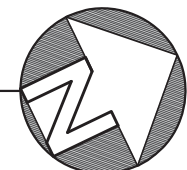
SCALE 3/16"=1'-0"



ROOF PLAN-1

PRIOR TO CONSTRUCTION OF THE STORAGE AREA
 AND BREEZEWAY

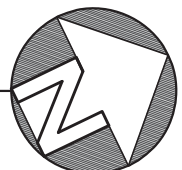
SCALE 1/8"=1'-0"



ROOF PLAN-2

CURRENT ROOF CONDITION

SCALE 1/8"=1'-0"



**RUBIO
 BOWDEN**
 Design

PAVILION JACK LONDON SQUARE

304 Loma Blvd San Leandro, CA 94577
 Tel: (925) 469-8888
 Email: rubio@rubio.com

JOB N° : 00152	
DATE : 09/01/2014	
REVISIONS:	
DATE:	BY:

SCOT'S RESTAURANT & PAVILION PARTIAL ROOF PLAN

SCALE: AS NOTED

SHEET NUMBER:

A.1.4

PAVILION

JACK LONDON SQUARE

JOB N° :	00152
DATE :	11/20/2013
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
03/24/2015	BCDC

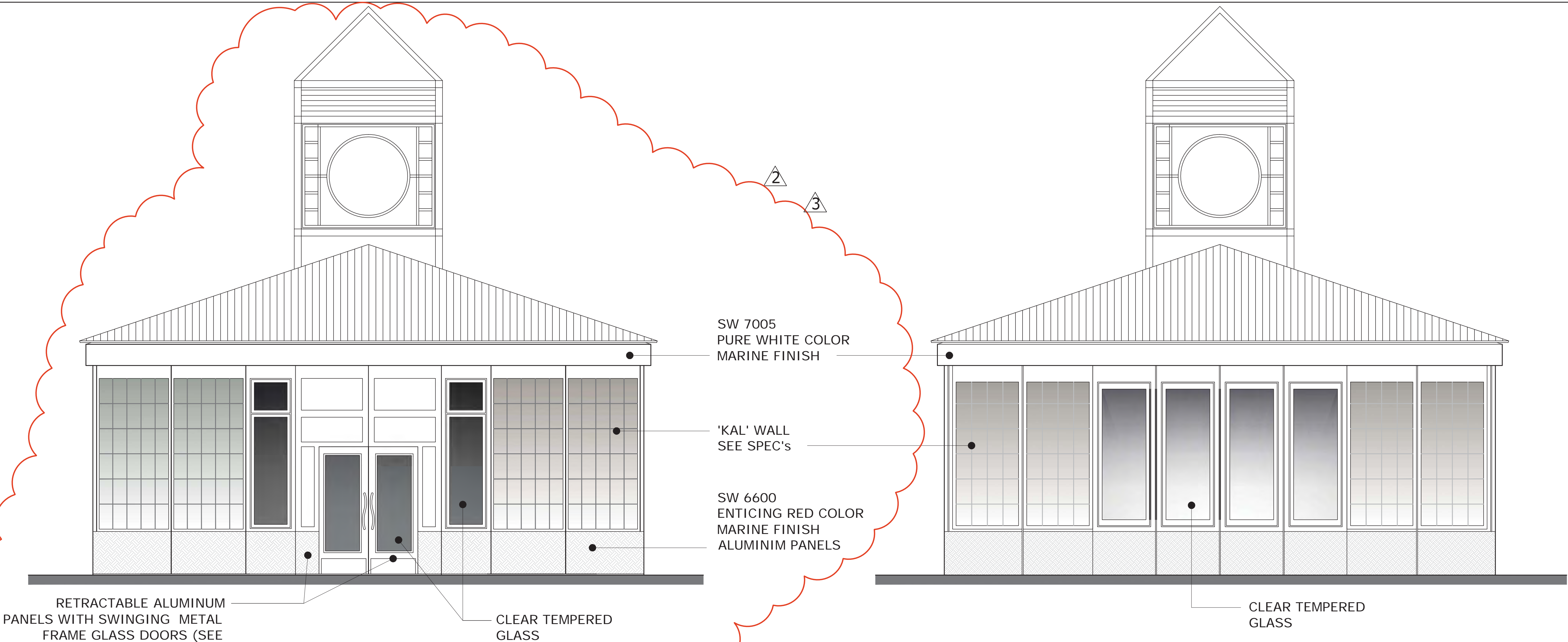
PAVILION

ELEVATIONS

SCALE: AS NOTED

SHEET NUMBER:

A.2.1



1

PAVILION MAIN ENTRANCE SIDE

IN PRIVATE EVENT USE - EAST ELEVATION

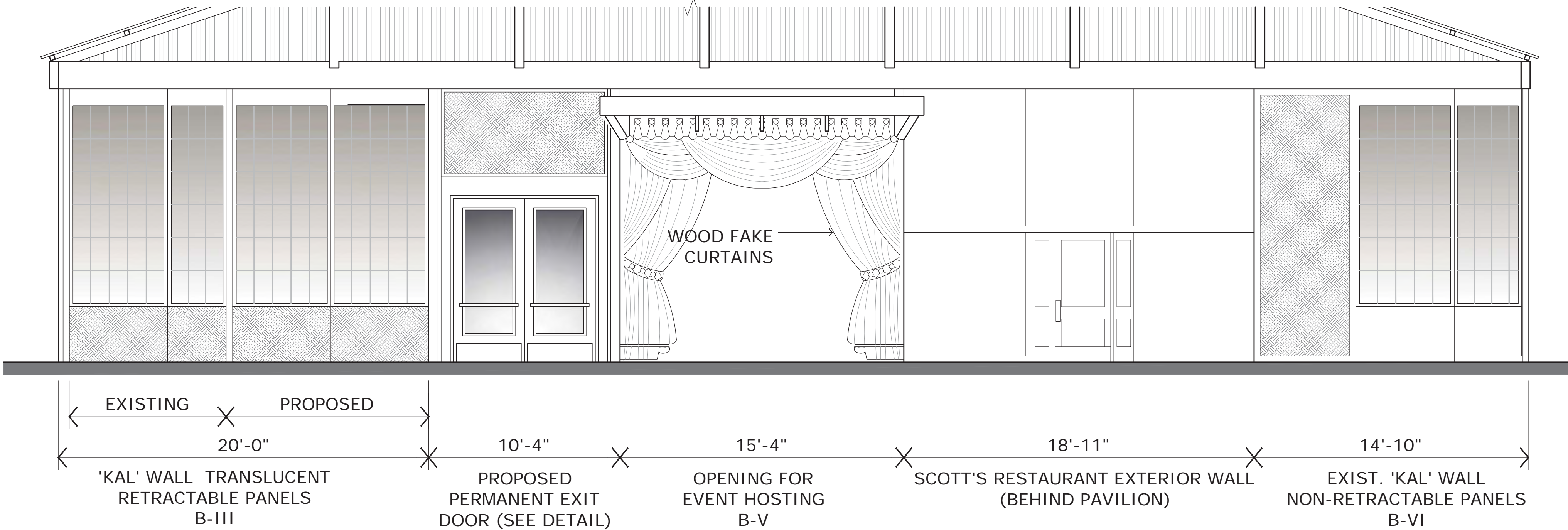
SCALE 1/4"=1'-0"

2

PAVILION WATERFRONT SIDE

IN PRIVATE EVENT USE - SOUTH ELEVATION

SCALE 1/4"=1'-0"



3

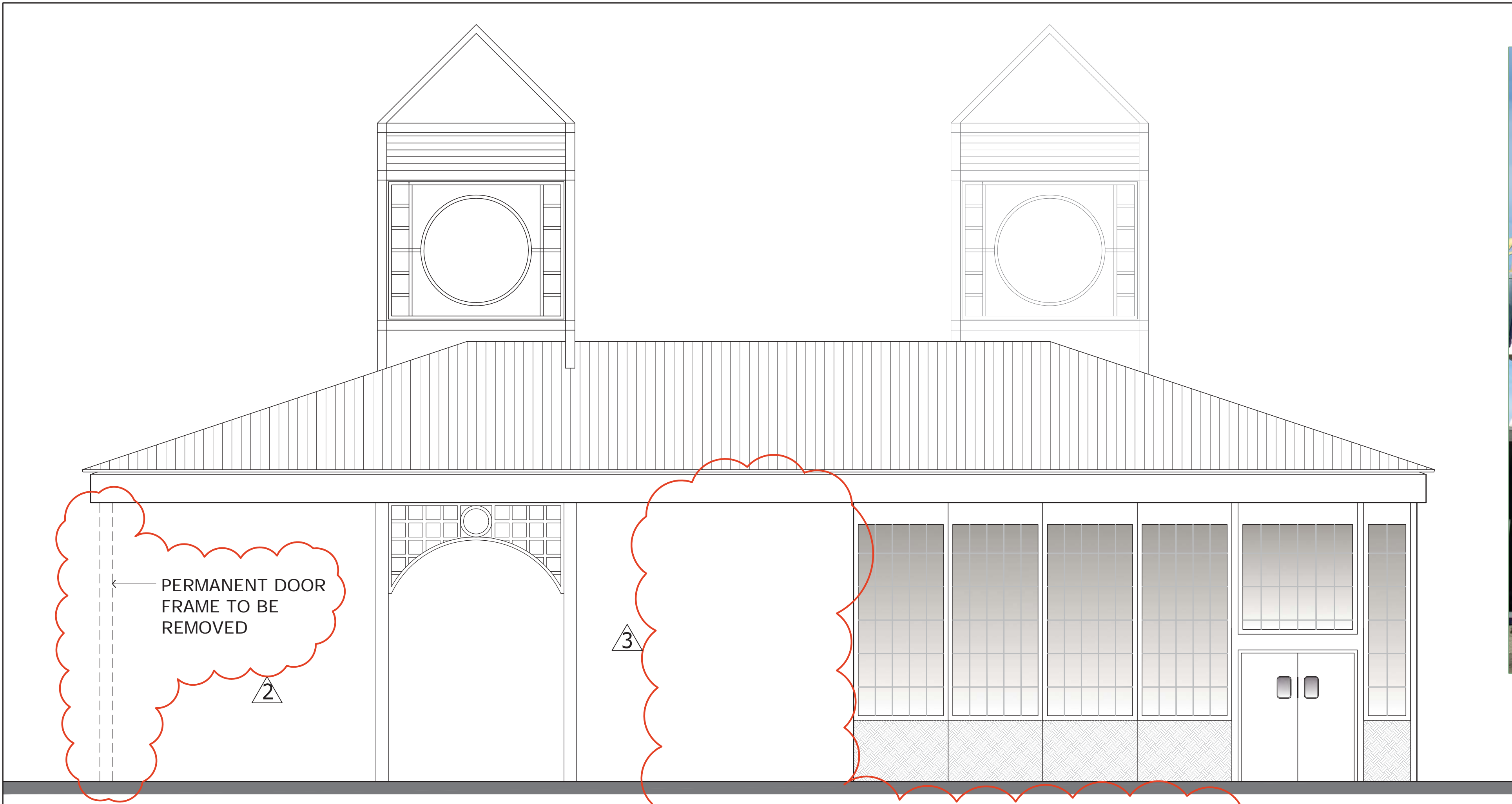
WEST WALL INTERIOR ELEVATION

WITH PANELS IN PRIVATE EVENT USE

SCALE 1/4"=1'-0"

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND TRACKING SYSTEM
CONSTRUCTION DETAILS AND SPECIFICATIONS, SEE PLANS
SUBMITTED TO THE CITY OF OAKLAND, CASE FILE ZP13-0024





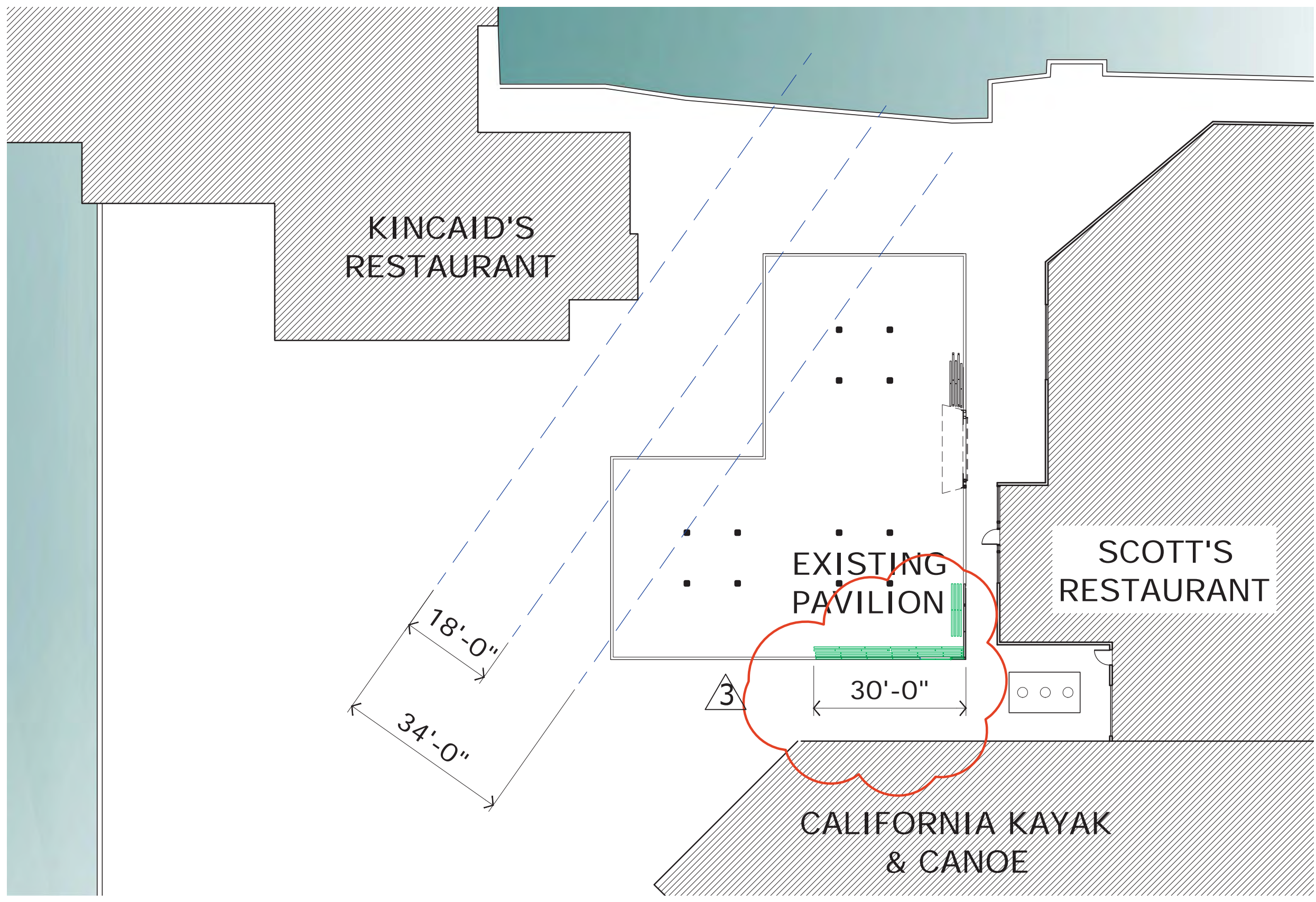
1 NORTH WALL EXTERIOR ELEVATION
WITH PANELS IN PUBLIC USE
SCALE 1/4"=1'-0"



2 SOUTHERN VIEW OF PAVILION
WITH PANELS IN PUBLIC USE



3 EASTERN VIEW OF PAVILION
WITH PANELS IN PUBLIC USE



VIEW CORRIDOR PLAN
WITH PANELS IN PUBLIC USE
SCALE 1"=20'

PAVILION
JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
03/24/2015	BCDC

PAVILION
ELEVATION

PICTURES
(SOUTH & EAST)
VIEW CORRIDOR
PLAN

SCALE: AS NOTED

SCOTT'S RESTAURANT

PAVILION JACK LONDON SQUARE

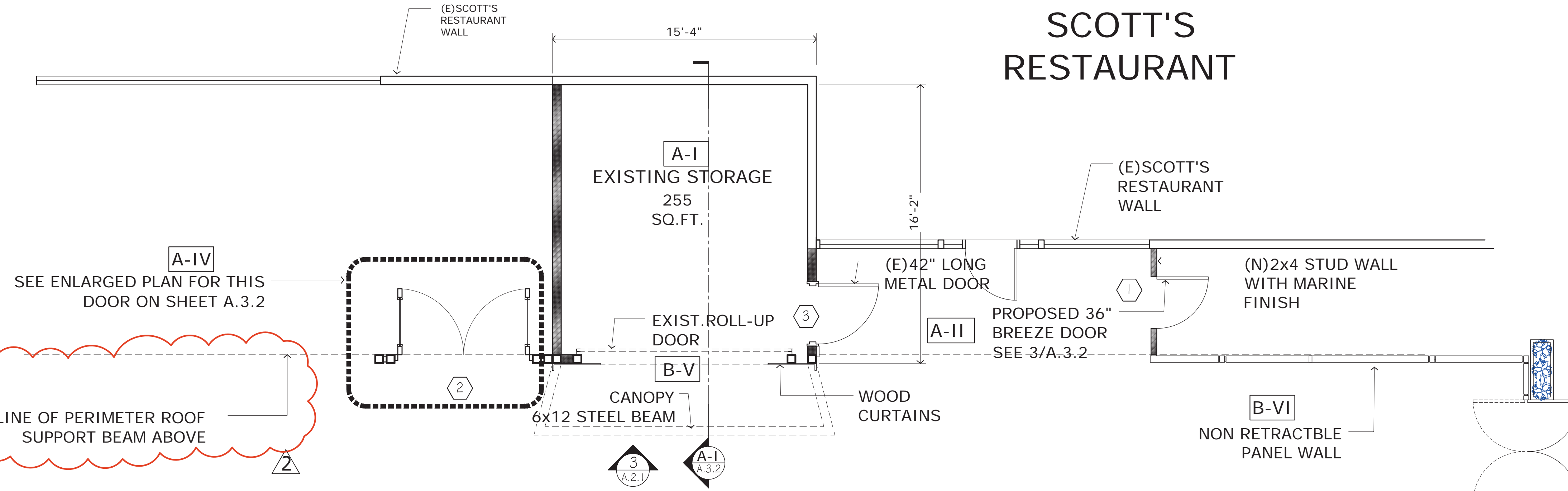
JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC
03/24/2015	BCDC

ENLARGED PLAN

ELEVATIONS RENDERINGS

SCALE: AS NOTED

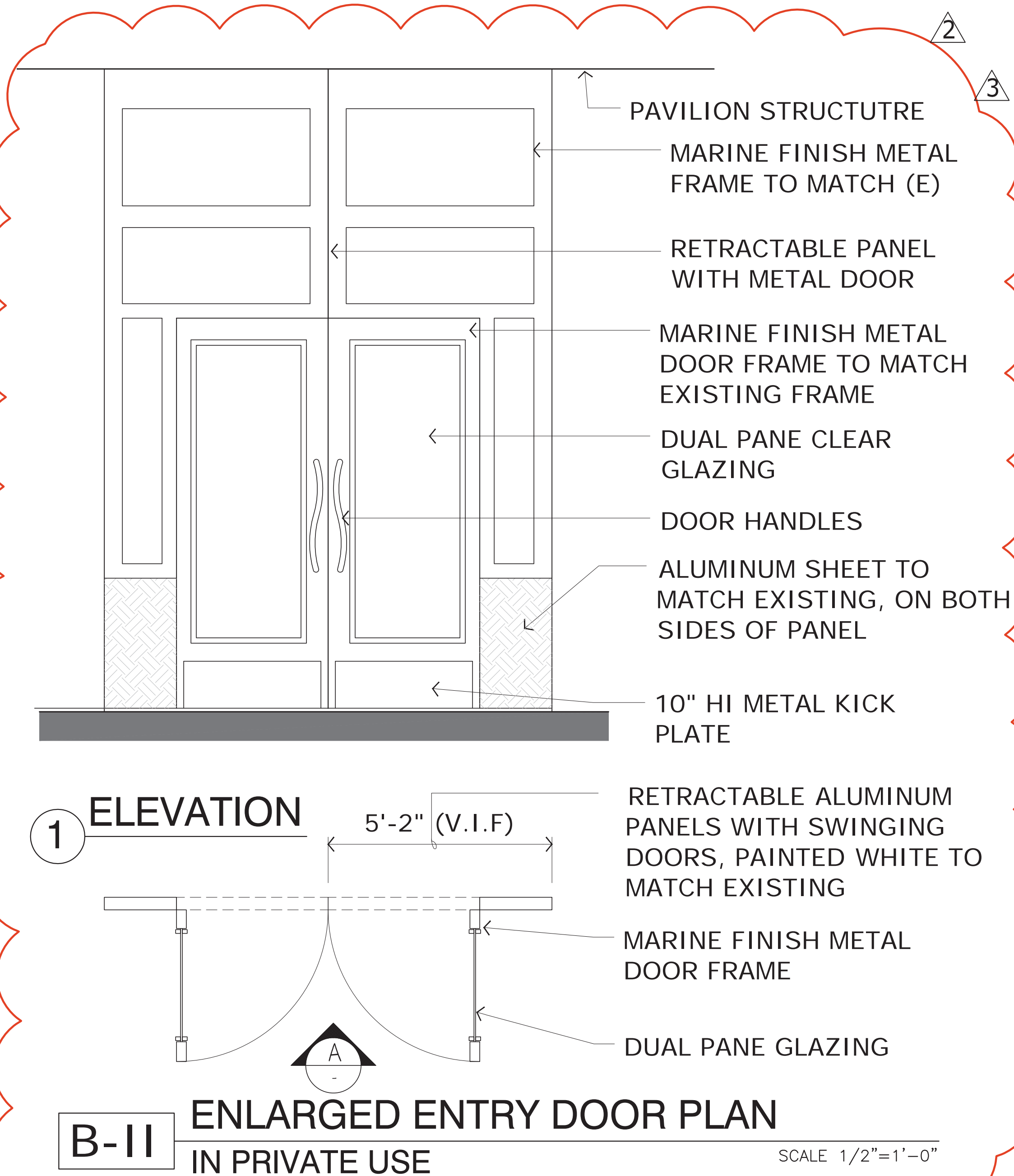
SHEET NUMBER:
A.3.1



1 ENLARGED PLAN: STORAGE/ BREEZE WAY AREA FLOOR PLAN
SCALE 1/4"=1'-0"



RENDERED ELEVATION - MAIN ENTRY DOOR (EAST)



B-II ENLARGED ENTRY DOOR PLAN
IN PRIVATE USE
SCALE 1/2"=1'-0"

PAVILION

JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC

SECTION

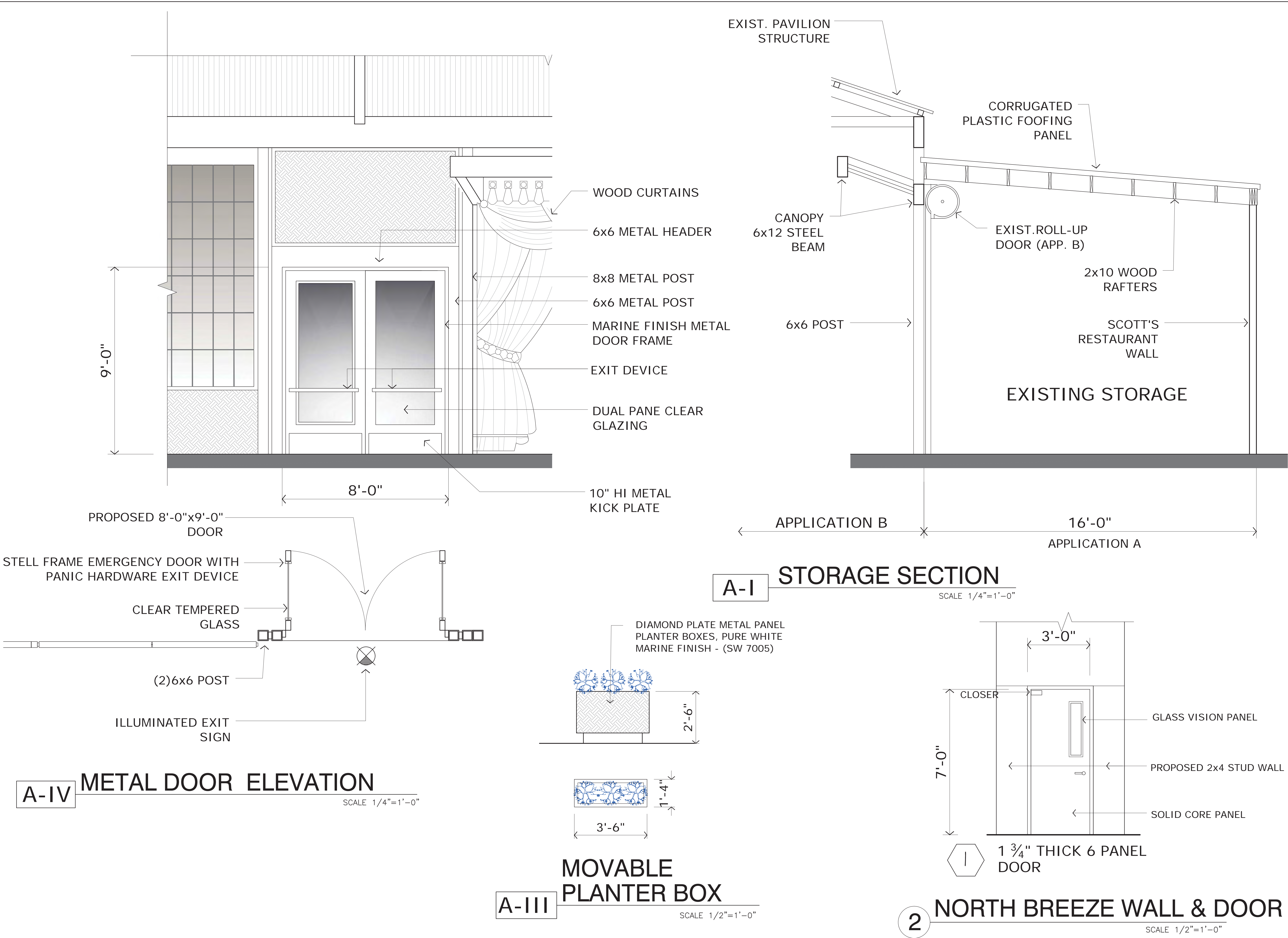
ELEVATIONS

PLANTER BOX

SCALE: AS NOTED

SHEET NUMBER:

A.3.2



A-III

MOVABLE

PLANTER BOX

SCALE 1/2"=1'-0"

A-IV

METAL DOOR ELEVATION

SCALE 1/4"=1'-0"

A-I

STORAGE SECTION

SCALE 1/4"=1'-0"

2

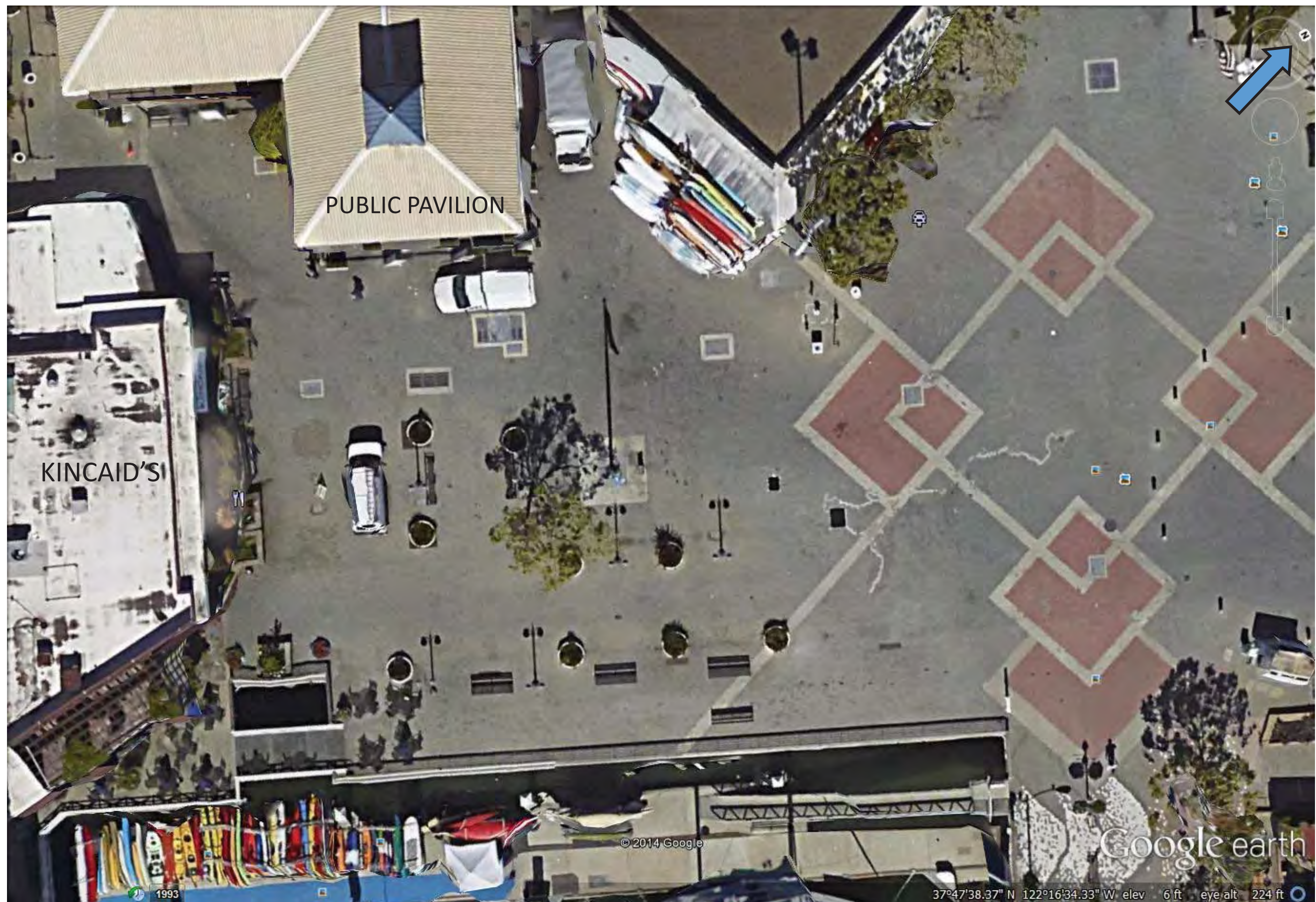
NORTH BREEZE WALL & DOOR

SCALE 1/2"=1'-0"

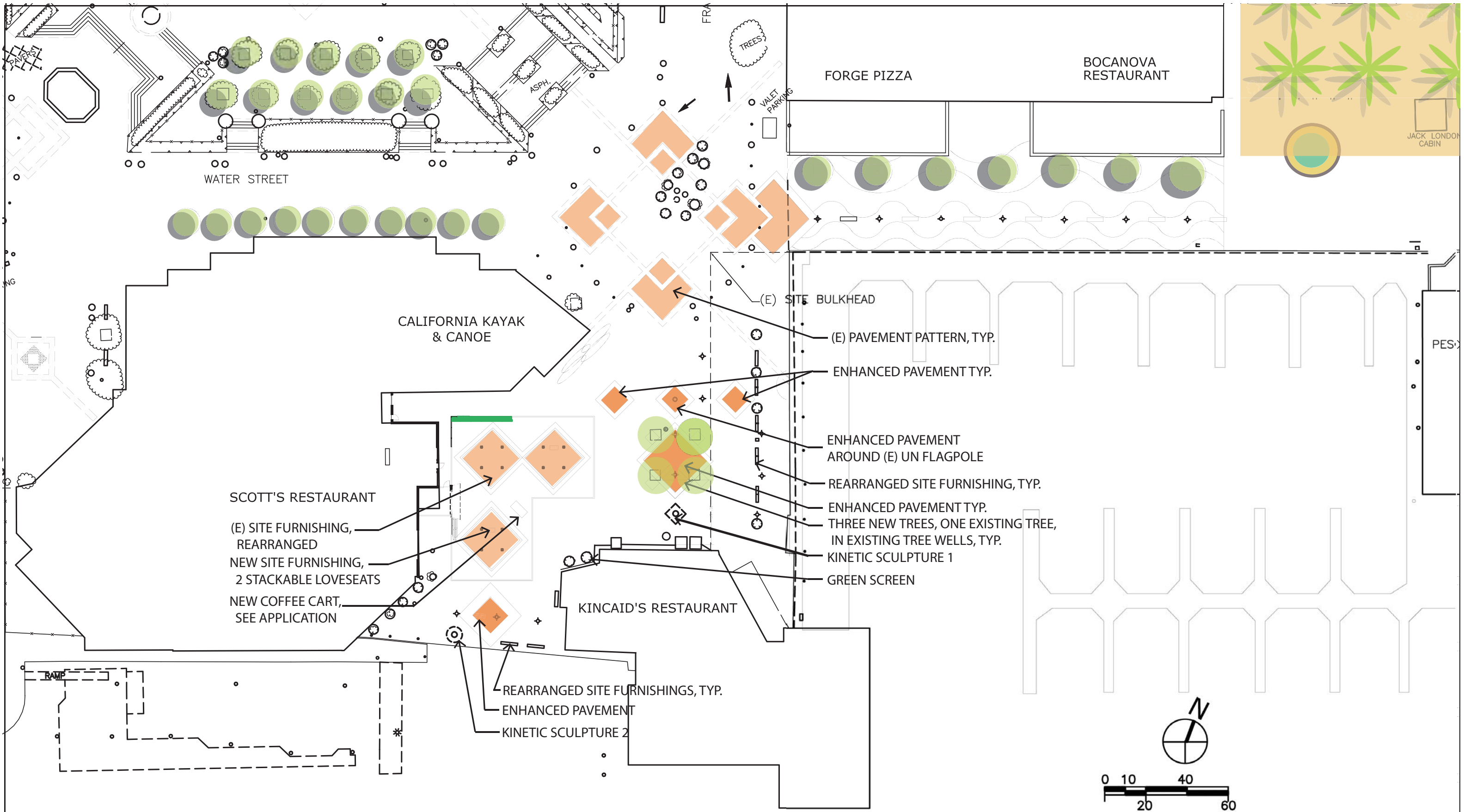


Pavilion (above) in use in the evening. Franklin Street Plaza looking southwest towards Estuary

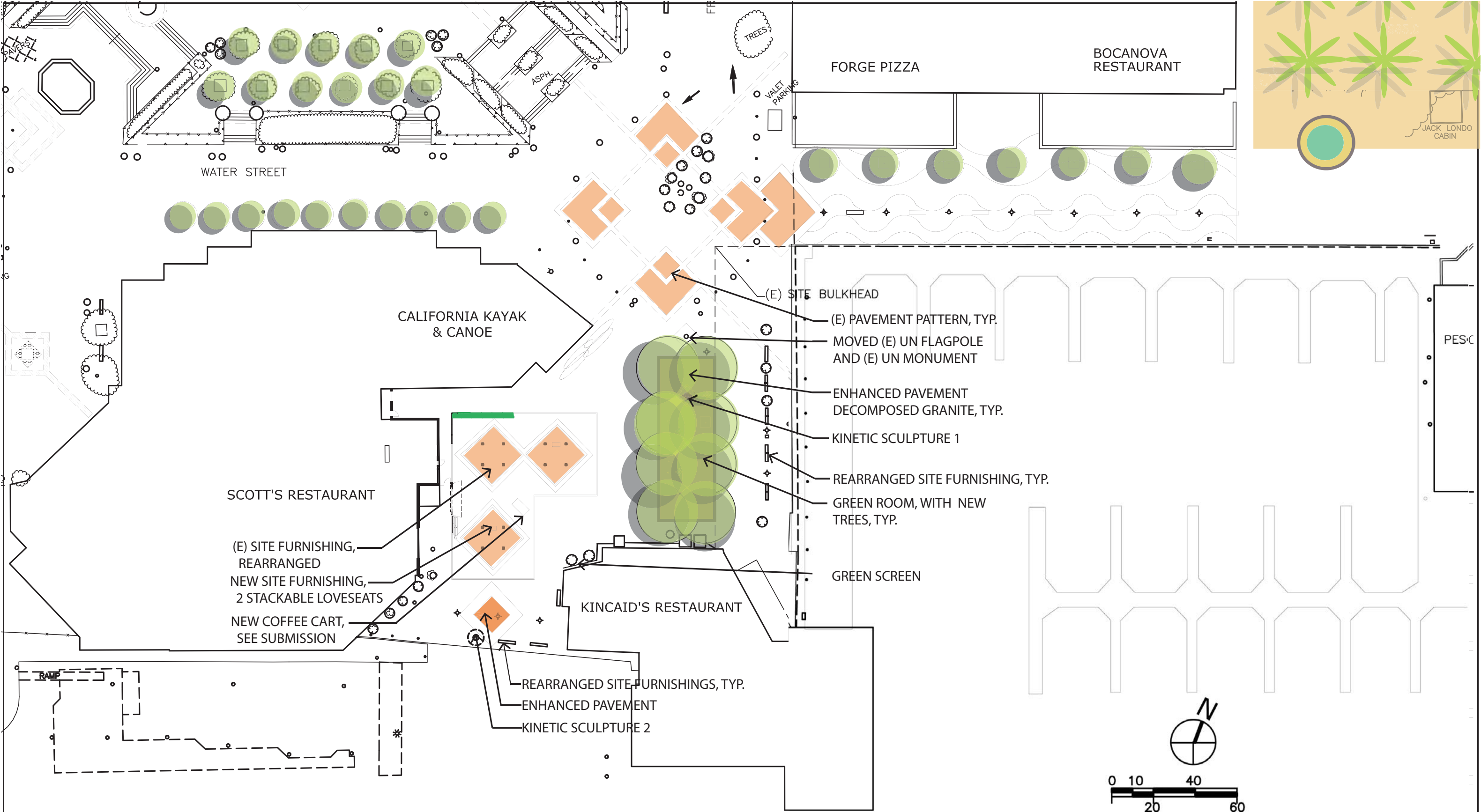




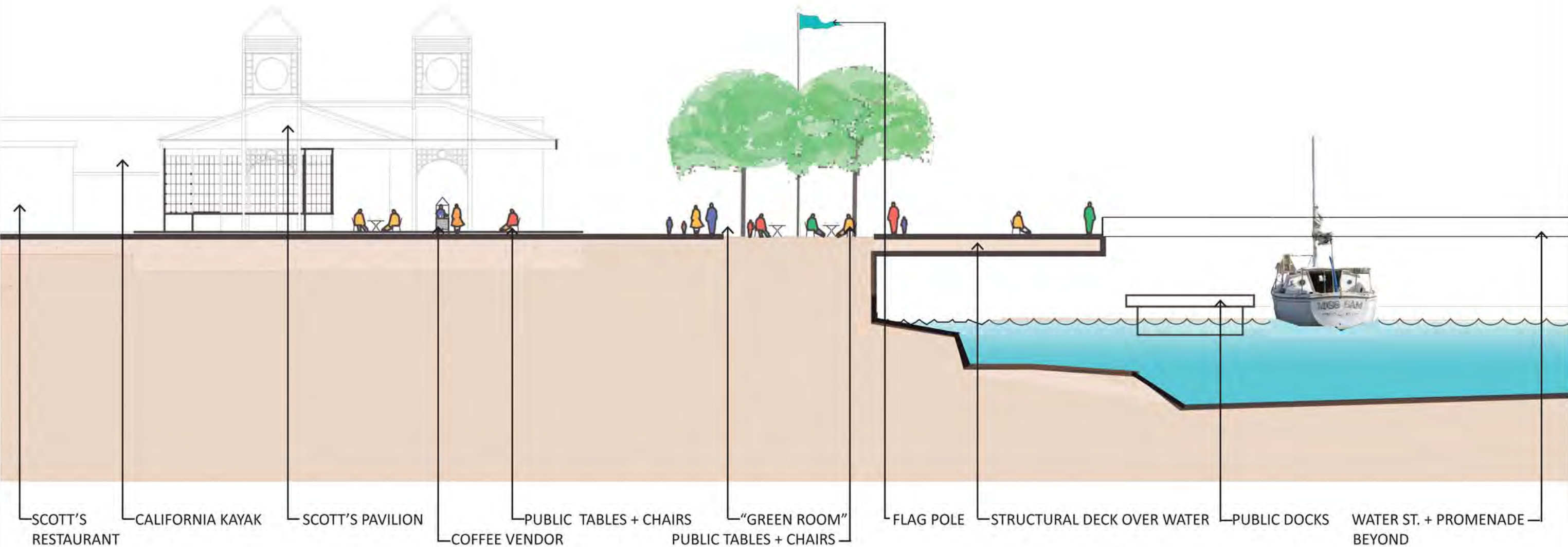
Existing Franklin Street Plaza Area



<div>SCOTT'S</div> <div>SEAFOOD RESTAURANT</div> <div>NORTHERN CALIFORNIA</div> <div>2 Broadway Oakland, California 94607 Tel (510) 444-3456</div>	<div><div>AWA</div><div>AWA INC.</div><div>LANDSCAPE ARCHITECTURE · PLANNING</div><div>54 PIER, SUITE 206 SAN FRANCISCO, CA 94158</div><div>4899 SHAFTER AVENUE OAKLAND, CA 94609</div><div>TEL (510) 459-6653</div></div>	REFERENCE DRAWING:	SHEET CONTENTS:	PROJECT:	AWA PROJ. #: 2015 - 02 - JLS	BCDC PROJ. #: 1985.019.021A + .011B
		<div>BCDC PERMIT APP. # 1985.019.021A BCDC PERMIT APP. # 1985.019.011B</div>	<div>SCOPE OF WORK LANDSCAPE SITE PLAN CONCEPT OPTION A DIAMOND ENHANCED PAVEMENT</div>	<div>PUBLIC PAVILION JACK LONDON SQUARE OAKLAND, CA</div>	DATE: 03-13-2015	SCALE: NTS
					ADDENDUM NO:	
					SHEET NO: L-1.0 A	



<div>SCOTT'S</div> <div>SEAFOOD RESTAURANT</div> <div>NORTHERN CALIFORNIA</div> <div>2 Broadway Oakland, California 94607 Tel: (510) 444-3456</div>	<div><div>AWA</div><div>AWA INC.</div><div>LANDSCAPE ARCHITECTURE • PLANNING</div><div>54 PIER, SUITE 206 SAN FRANCISCO, CA 94158</div><div>4899 SHAFTER AVENUE OAKLAND, CA 94609</div><div>TEL (510) 459-6653</div></div>	REFERENCE DRAWING: <div>BCDC PERMIT APP. # 1985.019.021A</div> <div>BCDC PERMIT APP. # 1985.019.011B</div>	SHEET CONTENTS: <div>SCOPE OF WORK</div> <div>LANDSCAPE SITE PLAN</div> <div>CONCEPT OPTION B</div> <div>GREEN ROOM 1</div>	PROJECT: <div>PUBLIC PAVILION</div> <div>JACK LONDON SQUARE</div> <div>OAKLAND, CA</div>	AWA PROJ. #: <div>2015 - 02 - JLS</div>	BCDC PROJ. #: <div>1985.019.021A + .011B</div>
					DATE: 02-27-2015	SCALE: NTS
					ADDENDUM NO:	
					SHEET NO: <div>L-1.0 B</div>	

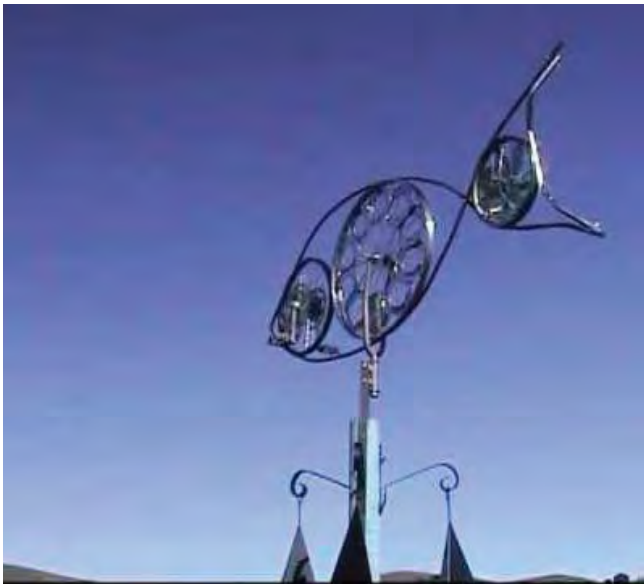


SECTION TOWARDS CALIFORNIA KAYAK + CANOE AND FORGE PIZZA

<div>SCOTT'S</div> <div>SEAFOOD RESTAURANT</div> <div>NORTHERN CALIFORNIA</div> <div>2 Broadway Oakland, California 94607 Tel: (510) 444-3456</div>	<div>AWA</div> <div>AWA INC.</div> <div>LANDSCAPE ARCHITECTURE · PLANNING</div> <div>54 PIER, SUITE 206 4899 SHAFTER AVENUE TEL (510) 459-6653 SAN FRANCISCO, CA 94158 OAKLAND, CA 94609</div>	REFERENCE DRAWING:	SHEET CONTENTS:	PROJECT:	AWA PROJ. #: 2015 - 02 - JLS	BCDC PROJ. #: 1985.019.021A + .011B
		BCDC PERMIT APP. # 1985.019.021A BCDC PERMIT APP. # 1985.019.011B	SCOPE OF WORK LANDSCAPE SITE PLAN CONCEPT OPTION B SECTION	PUBLIC PAVILION JACK LONDON SQUARE OAKLAND, CA	DATE: 03-24-2015	SCALE: NTS
					ADDENDUM NO:	
					SHEET NO: L-3.0	



BIOSWALES PLANT MATERIALS IN “GREEN ROOM”



KINETIC SCULPTURE EXAMPLES: PATRICIA VADER KINETIC FISH, DAVID BOWER “LOOKING UP” ANNANOMETER



(E) GREEN SCREEN @ PORT

HANGING PLANTERS ON PORT LIGHT POLES



PHOTO CREDIT: PWP UCSF MISSION BAY

TREES TO FORM GREEN ROOM WITH INFORMAL (D.G.) PAVEMENT I PERMEABLE PAVERS I CONCRETE I SEATING



SITE FURNISHING: STANDARD PORT BENCH I PAVILION STACKABLE LOVESEATS AND PORTABLE COFFEE VENDOR CART



TREES: POTENTIAL SPECIES; QUERCUS SHUMARDII I ACER SPECIES I BIRCH SPECIES



DG + CONCRETE PAVE

SCOTT'S
SEAFOOD
RESTAURANT

NORTHERN
CALIFORNIA

2 Broadway
Oakland, California 94607
Tel (510) 444-3456



AWA INC.
LANDSCAPE ARCHITECTURE • PLANNING

54 PIER, SUITE 206 4899 SHAFTER AVENUE TEL (510) 459-6653
SAN FRANCISCO, CA 94158 OAKLAND, CA 94609

REFERENCE DRAWING:

BCDC PERMIT APP. # 1985.019.021A
BCDC PERMIT APP. # 1985.019.011B

SHEET CONTENTS:

SCOPE OF WORK
LANDSCAPE SITE PLAN
SITE MATERIALS

PROJECT:

PUBLIC PAVILION
JACK LONDON SQUARE
OAKLAND, CA

AWA PROJ. #: 2015 - 02 - JLS
BCDC PROJ. #: 1985.019.021A + .011B

DATE: 03-13-2015 SCALE: NTS

ADDENDUM NO:

SHEET NO:

L-2.0

San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

TO: Design Review Board Members

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)
Ellen Miramontes, Bay Design Analyst (415/352-3643; ellen.miramontes@bcdc.ca.gov)

SUBJECT: Approved Minutes of April 6 2015 BCDC Design Review Board Meeting

1. **Call to Order and Attendance.** The Design Review Board's Chair, John Kriken, called the meeting to order at approximately 5:40 p.m. Other Design Review Board (DRB or Board) members in attendance included Vice Chair Steve Thompson, Karen Alschuler, Ephraim Hirsch, and Jacinta McCann. BCDC staff in attendance included Bob Batha, Adrienne Klein, and Ellen Miramontes.

2. **Approval of Draft Minutes for the February 9, 2015 Meeting.** The Board approved these minutes with no revisions.

3. **Scott's Seafood Restaurant, Jack London Square, Oakland, Alameda County (Second Review).** The Board conducted a second review of Scott's Jack London Seafood Inc. and the Port of Oakland's proposed design for a replacement enclosure of the public pavilion, authorized for private use 20 percent (or 73 days) of the year, located on the east side of Scott's Seafood Restaurant at the foot of Franklin Street, Jack London Square in the City Oakland, Alameda County. The project is located entirely within a required public access area in the Commission's 100-foot-shoreline band jurisdiction. Proposed improvements in the public access area include: (1) replacing removable canvas tent walls with permanent, partially retractable wall panels including three doors; (2) placing moveable planters around the periphery of the pavilion to protect the wall panels from vehicular damage, some of which will be permanently stored in the public access area when the pavilion is in public use; and (3) converting 255 square feet of public access to restaurant storage. Additionally, the applicants are proposing the following public access elements in the public pavilion and the Franklin Street Plaza: additional site furniture beyond what is presently required, paving enhancements, landscaping improvements, kinetic sculptures, lighting and sound features and an intermittent coffee cart.

info@bcdc.ca.gov | www.bcdc.ca.gov
State of California | Edmund G. Brown, Jr. — Governor



a. **Staff Presentation.** Adrienne Klein introduced the project. She summarized the Board's prior comments made at their first review, then provided the applicants' responses and the project changes that had been made since the last review and finally raised the issues identified in the staff report for the Board to focus on at this meeting.

b. **Project Presentation.** Steve Hanson, a consultant for Scott's, made the applicants' presentation. He first explained his background and breadth of experience working in Oakland. Then, he laid out the background context for the Jack London Square development describing how the area had transitioned from industrial uses to the current mixed-use composition. He explained how the Scott's pavilion is a unique "one-of-a-kind-venue" in the East Bay that attracts over 30,000 people to the waterfront each year for the special events held there. He noted that the pavilion is authorized for special event use twenty percent of the year and that the proposed pavilion improvements are intended to shorten the turnaround time from private to public use.

Mr. Hanson then walked the Board through the pavilion design proposal and the two changes that had been made to it since the last review including the shortening of the north wall and removal of the permanent door frame on the east side. He shared photos of how the moveable wall panels function and pointed out that roof extensions had been made. He then shared the elevation drawings and described how entry doors would be inset within moveable panels to replace the permanent doorframe structure. At this point in the presentation, the Board asked that Mr. Hanson pause for questions.

c. **Board Questions.** The Board members asked several questions regarding this first portion of the project presentation.

Mr. Hirsch applauded the removal of the permanent doorframe. He wanted to know how the movable panels with doors would be locked into position. It was explained that 1-inch diameter holes would be drilled in the concrete and pins would lock the doors in place. Mr. Hirsch asked whether these holes would be covered when not in use and it was stated that they could be if needed.

Mr. Kriken asked about the frequency of pavilion closure for special events and when it is open for public use. Mr. Hanson explained that under the existing permit, the pavilion may be privately used twenty percent of the year, which is 73 days. He further explained that Scott's was in discussion with BCDC staff now as to whether the pavilion could be used for private events for additional days. He explained that in the past it took more than 4 hours to put the canvas walls in place and because of this they were often left in place longer than necessary. With the new walls, it only takes 20 minutes to move them in and out of position.

Ms. Alschuler wanted to better understand the shortening of the north wall from 40 to 30 feet. Mr. Hanson stated this work would occur following permit issuance.

Ms. McCann asked what material the red wall panel base was made from wondering whether this color or material could be changed. It was explained that this portion of the wall panels were made from powder-coated diamond steel plate. Mr. Hanson explained that the red base to the walls was meant to appear as a "footing" to the pavilion structure.

Ms. Alschuler asked which portions of the panels shown on Sheet A.3.1 were transparent and which were translucent. This was explained by reviewing the plans, which depict where the windows are located.

Mr. Kriken asked about the character of the architecture in the area and inquired whether there was a nautical feeling to it. Mr. Hanson explained that the area does have a nautical feel as the railings are all white with wooden teak tops and the light fixtures are also white.

d. Project Presentation Continued. Once the Board members' questions regarding the pavilion structure and management had been answered, Mr. Hanson presented two proposals to improve public access within the pavilion itself and also in the Franklin Street Plaza. He explained that the proposed public access enhancements had been prepared by Adrienne Wong, a landscape architect who had worked on other improvements in Jack London Square, including paving upgrades.

Mr. Hanson explained that the goal was to create a distinctive type of "neighborhood" within the Jack London Square area. Proposed public access enhancements to the pavilion itself include LED color lighting that could wash the building in color during the day or night, a sound system that could provide ambient background music during public use periods and a coffee cart if this were found to be financially feasible. He also explained that the moveable walls were a public access enhancement since they can be moved in and out of place so quickly and are more attractive than the previous canvas walls.

Mr. Hanson then presented Public Access Option A, which includes paving enhancements, two kinetic sculptures, three new trees, two stackable loveseats, a green screen at Kincaid's and rearranged benches and planters and Public Access Option B, which includes paving enhancements, two kinetic sculptures, eight new trees set within decomposed granite paving, two stackable loveseats, a green screen at Kincaid's and rearranged benches and planters.

e. Board Questions Continued. The Board had a few additional questions regarding this second portion of the project presentation.

Mr. Kriken asked about the kinetic sculptures and it was explained that these function in relation to the wind; one was proposed for placement in the plaza and one near the water's edge. Ms. Alschuler asked for clarification on the location of the site bulkhead and where planting would be possible in relation to this.

f. Public Comment. Several members of the public made comments.

Ms. Klein first relayed a comment that she had received by phone shortly before the meeting from Chris McKay, from Oakland Marina's, who stated that he likes the design of the pavilion and believes it encourages people to the waterfront.

Lee Huo, a planner with the San Francisco Bay Trail, stated that the main question is how to draw people to the waterfront. He believes the best way to do this is to "let the natural beauty of the Bay speak for itself" by taking away all structures that block views to the Bay. He stated that when the pavilion is closed, it takes away the view and so the design must somehow

replace the intuitive draw towards the water. He further stated that even when the pavilion is in public mode, many members of the public may view it as private since it is a covered structure. He also explained that although the sign on top states "Public Pavilion," there should be signage at eye-level that makes its public nature clear.

Sandy Threlfall, a member of Waterfront Action, commented that the Board had made good suggestions when they had reviewed the project a year ago. She stated that the view corridor shown on Sheet A.2.2 should remain open and not be blocked by trees as shown in the public access proposal. She noted that she likes the neon sign on top of the pavilion and recommended that neon signs at a lower level may be helpful. She believes the planters proposed for placement around the pavilion should not be used as they create barriers to public movement. She questioned that if the planters are there to protect the pavilion from being hit by trucks, then why would there be a need to have planters on the west side of the pavilion as shown in the drawings.

Keith Miller, owner of neighboring business California Canoe and Kayak since 1993, described himself as the "fellow that blew the whistle" on the pavilion construction activities. He explained that in 1996, he had been asked by Scott's to speak in favor of the pavilion to the Commission and he had done so. Now he wonders who owns the pavilion, "Is it the public or is it Scott's?" He explained that previously when the canvas walls were removed following special events, the pavilion "stood by itself." He is still in favor of Scott's using the pavilion for their business, but wants them "to run it exactly as they agreed to run it." He noted that overuse of the pavilion for special events has been well-documented and that the "illegal extensions" on the pavilion had been added without approval. He no longer trusts the applicants. He stated that the original intention by Scott's had been to install the new white planters permanently and, as a result, access would have been blocked and people would have had to walk around them. He noted that the argument to have these planters serve as wall protection "was nonsense" because the trucks are not supposed to be in that area. He believes that "clearing the clutter put there by Scott's" would help improve the area for public use. He noted that many people eat lunch under the pavilion during the Farmer's Markets. He concluded by stating that the unauthorized permanent door frame should be removed now to show good faith on the applicants' part.

g. Board Discussion. The Board members discussed the following:

The Board members asked to better understand the allowances under the current permit for private events in the pavilion. Ms. Klein explained that the permit allows for private use 73 days per year. She further explained that there are specific conditions on the private usage that pertain to the particular seasons and also use on weekdays versus weekends. She explained that the permit requires quarterly reporting on the private use and that the reporting has been inconsistent. As a result, the Port of Oakland began collecting its own data and this has revealed overuse of the pavilion for private events. And this is part of the reason (in addition to the unauthorized construction) why BCDC is undertaking enforcement action. She explained that Scott's had submitted an amendment request to increase the number of days that would be allowed for private use of the pavilion.

Ms. Alschuler stated that changing the calculation as to how many days would be allowed could have a very negative impact on public use of the pavilion.

Mr. Kriken commented that the perspective sketch of the proposed plaza improvements revealed that “visually everything was competing for attention.” He noted that the proposed trees block the sky and do not draw attention to the water but rather block views to it. The space would be more powerful if left open to the sky. He further noted that the proposed sculptures appear “antithetical” to the maritime environment and distract from the view towards the water. He suggested placing a “beautiful boat” in this plaza area instead. The current proposal reminds him of a shopping center and it would be better to have a design that clearly reminds one of where they are adjacent to the shoreline. He noted that currently, “the only thing that reminds you of where you are, are the kayaks.”

Mr. Hirsch repeated his agreement with the proposed removal of the permanent doors from the east side of the pavilion. He also mentioned that the LED lights are not maritime in nature.

Ms. McCann commented that the enhanced paving may not accomplish very much and, if paving enhancements were made, she would prefer the wave pattern as opposed to the diamond shapes. She agreed with Mr. Kriken that the maritime character of the area should be emphasized and any proposed changes should be measured by their maritime qualities. She stated that something that the public is really strongly attracted to should be placed in the open plaza area. There could be an exhibition space with artifacts from a maritime museum rotating periodically for display. She further recommended that the plaza be cleared of “clutter” and new seating should be very simple such as a linear seatwall aligning with the eastern shoreline.

Ms. Alschuler commented that there should be a sort of “procession” with the placement of new elements that draw the public to the water.

Mr. Thompson stated that all new elements, such as paving, seating, a display boat or other exhibits, should work to draw the eye towards the water. He further noted that the proposed planters would block movement towards the water, do not provide any enhancement, and do not appear to be needed.

f. **Board Summary and Conclusions.** The Board made the following summary and conclusions:

(1) **Removal of Permanent East Door and Shortening of North Wall Are Great Improvements.** The Board repeatedly expressed their satisfaction regarding these project changes.

(2) **Plaza and Shoreline Edge Should Be Open and Simple in Design.** The view corridor to the Bay should be emphasized by minimizing vertical elements and only using vertical elements if they can help “frame” the view corridor and create a “procession” towards the water. The proposed trees and sculptures block the view to the water. Many Board

members discouraged using any trees since they would block views to the water. There should be simplicity in all design choices. For example, simple concrete seatwalls could be used rather than benches. Paving enhancements may not help unless they are tied to an overall framework. The proposed planters are obstructive and should not be included.

(3) **All Enhancements Should Be Measured Against Maritime Character.** The maritime character of the setting should be emphasized in all design treatments. A single element, such as a boat or sail, could enhance and not distract from the view and even strongly attract people to the Franklin Street Plaza.

(4) **Make the Most of the Covered Public Access Area.** The public access area covered by the pavilion should be programmed with public events that can benefit from being covered. For example, the covered area together with the sound system could be used for public dance events, although ambient background music was discouraged.

(5) **Return for Board Review if Staff Determines Necessary.** The Board left it to staff to determine whether staff thought it would be helpful to have additional Board review upon project revisions following this meeting.

g. **Project Proponent Response.** Mr. Hanson thanked the Board for their comments and made a few clarifications. The kinetic sculptures were proposed as an attempt to draw people to the shoreline. The previous wave pattern paving is not perceptible at the ground level and so alternative paving design enhancements were envisioned for this area around the pavilion. It is possible to use palm trees in the Franklin Street plaza area, as had been previously proposed in this area under prior designs by others and as are currently installed at the foot of Broadway, if these were desired and would better preserve views to the Bay.

5. **Adjournment.** Mr. Kriken adjourned the meeting at approximately 8:30 p.m.

Respectfully submitted,



ELLEN MIRAMONTES
Bay Design Analyst

Approved, with no corrections at the
Design Review Board Meeting of May 11, 2015.